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Part 9 Development codes[1]

9.1 Preliminary

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

(2) The following codes and requirement applying to development under Schedule 6 of the Regulation are relevant for the planning scheme.

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

(4) The following are the codes and requirements under the Regulation for development in the planning scheme area:-

(a) Community residence code requirements applying to development that may not be made assessable development under the planning scheme
(b) Cropping (involving forestry for wood production) code applying to development that may not be made assessable development under the planning scheme
(c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code applying to development for which code assessment is required under schedule 10, part 12 and schedule 10, part 14 division 2 of the Regulation.

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

(a) Business uses code;

(b) Caretaker's accommodation code;

(c) Community activities code;

(d) Dual occupancy code;

(e) Dwelling house code;

(f) Extractive industry code;

(g) Home based business code;

(h) Industry uses code;

(i) Market code;

(j) Multi-unit residential uses code;

(k) Nature-based tourism code;

(l) Relocatable home park and tourist park code;

(m) Residential care facility and retirement facility code;

(n) Rural uses code;

(o) Sales office code;

[1] Editor's note—for assessable development, an acceptable outcome in an applicable development code represents one way only of complying with a corresponding performance outcome. An applicant may propose an alternative way of complying with a performance outcome. The planning scheme has been specifically designed to provide a performance-based approach to development assessment.

(p) Service station code;

(q) Telecommunications facility code;

(r) Utility installation code.

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

(a) Advertising devices code;

(b) Landscaping code;

(c) Reconfiguring a lot code;

(d) Transport and parking code;

(e) Vegetation management code;

(f) Works, services and infrastructure code;

(g) Ship-sourced pollutants reception facilities in marina's code.

9.2 Development that cannot be made assessable in accordance with Schedule 6 of the Planning Regulation 2017

Assessment benchmarks and requirements for development that cannot be made assessable in accordance with Schedule 6 of the Regulation are located in the Regulation.

Editor's note—The following schedules of the Regulation are relevant to the Fraser Coast Regional Council Planning Scheme:

i. Schedule 6, Part 2, 6 of the Regulation, Material change of use for community residence
ii. Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production
iii. Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment.

9.3 Use codes

9.3.1 Business uses code

9.3.1.1 Application

This code applies to accepted development subject to requirements and assessable development identified as requiring assessment against the Business uses code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.1.2 Purpose and overall outcomes

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

(a) are developed in a manner consistent with the Fraser Coast hierarchy of centres; and

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

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

(a) a business use or centre activity is consistent with and reinforces the Fraser Coast hierarchy of centres;

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

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

(d) a business use or centre activity avoids or mitigates adverse impacts upon the amenity, privacy or environmental quality of nearby residential uses.

9.3.1.3 Assessment benchmarks and requirements

Table 9.3.1.3.1 Assessment benchmarks for assessable development – general requirements

Performance outcomes		Acceptable outcomes	
Fraser Coast hierarchy of centres			
PO1	The business use or centre activity is of a type, scale and intensity that is consistent with and reinforces the Fraser Coast hierarchy of centres as described in **Table 9.3.1.3.11 (Fraser Coast Hierarchy of Centres)** and spatially shown on **Figure 9a**.	**AO1**	No acceptable outcome provided.
Building features and articulation			
PO2	The business use or centre activity is in a building which:- (a) provides visual interest through form and facade design; (b) provides outdoor or semi-enclosed public spaces that complement adjoining indoor spaces;	**AO2.1**	The building has articulated and textured facades that incorporates some or all of the following design features to create a high level of openness and visual interest, and provide shading to walls and windows:- (a) wide colonnades, verandahs,

Performance outcomes		Acceptable outcomes	
	(c) takes advantage of local climatic conditions in ways that reduce demand on non-renewable energy sources for cooling and heating; and (d) responds to the character and amenity of neighbouring premises and the streetscape.		awnings, balconies and eaves; (b) recesses, screens and shutters; and (c) windows that are protected from excessive direct sunlight during warmer months.
		AO2.2	The building is articulated and finished in ways that respond to significant built form elements of adjacent buildings and the streetscape such as continuity of colonnades, verandahs, balconies, eaves, parapet lines and roof forms.
		AO2.3	Where the building facade is adjacent to the street or in a publicly accessible area, the building facade does not incorporate recesses of sufficient size to conceal a person.
PO3	Where the business use or centre activity involves the development of a tall building, the building is designed to display the functional differences between the ground level and the above ground level spaces.	**AO3**	A building having a height of more than 8.5m incorporates built form elements that help to differentiate between the podium and other building levels.
PO4	The business use or centre activity is in a building which has a top level and roof form that is shaped to:- (a) provide a visually attractive skyline silhouette; and (b) screen mechanical plant and equipment from view.	**AO4**	No acceptable outcome provided.
Streetscape and on-site landscaping			
PO5	The business use or centre activity provides appropriate streetscape and on-site landscaping that:- (a) creates a high level of comfort, safety and visual attractiveness for users; and (b) is consistent with the function, location and setting of the premises.	**AO5.1**	Existing significant vegetation is retained and integrated within the landscaping concept for new development. **OR** Where existing significant vegetation is to be removed or damaged to make way for new development, it is replaced with mature vegetation of the same or similar species within or adjacent to the development site.
		AO5.2	For locations other than main streets or retail/mixed use core areas, streets are provided with turfed verges and constructed footpaths.
		AO5.3	Where provided, street trees are located between footpaths and the street or parking lanes.
		AO5.4	Shade trees are provided throughout public and semi-public spaces and provide shade to footpaths, activity areas and open car parking areas.
		AO5.5	Street furniture including seats, bollards, grates, grilles, screens and fences, bicycle racks, flag poles, banners, litter bins, telephone booths and drinking fountains are co-ordinated with other elements of the streetscape.

Performance outcomes		Acceptable outcomes	
		AO5.6	For locations other than main streets or retail/mixed use core areas, a minimum of 10% of the site comprises deep planted landscaping.
		AO5.7	On-site landscaping is provided in accordance with the following:- (a) shade trees, low planting and hard landscaping are provided along street frontages not occupied by buildings or driveways by a planting bed of at least 2m wide where adjacent to a street frontage or public open space; (b) car parking areas are provided with a minimum of 1 shade tree for every 6 parking spaces; (c) trees within car parking areas are planted within a deep natural ground/structured soil garden bed, and are protected by raised kerbs, wheel stops or bollards as required; (d) storage and utility areas are completely screened by vegetation or built screens, except for access ways to these areas; (e) landscape planting utilises locally endemic and/or other native species as specified in the Planning scheme policy for development works; (f) within heritage places or neighbourhood character areas, non-native/endemic species that form part of the landscape character of an area or place are used; (g) a landscaped buffer strip is provided between the business use or centre activity and any adjacent residential use which:- (i) has a minimum landscaped buffer strip width of 2m; (ii) is planted with a variety of screening trees and shrubs; and (iii) incorporates a minimum 1.8m high solid screen fence where acoustic attenuation is required; and (h) planting is provided on top of podium levels and on the roof or roof level of car parking structures.
Environmental management and amenity of residential premises			
PO6	The business use or centre activity does not unreasonably impact upon the amenity or environmental quality of its environs and especially any nearby residential premises or other sensitive receptors.	**AO6.1**	Undesirable visual, noise and odour impacts on public spaces and residential uses, are avoided or appropriately managed by:- (a) where necessary and appropriate, limiting the hours of operation of the business use to maintain acceptable levels of residential amenity relative to the site context and setting; (b) ensuring that noise emissions do not cause noise-related environmental harm or nuisance; (c) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; and

Performance outcomes		Acceptable outcomes	
			(d) not locating site service facilities and areas along any frontage to a public street or other urban space.
		AO6.2	Glare conditions or excessive 'light spill' onto adjacent sites and public spaces are avoided or minimised through measures such as:- (a) careful selection and location of light fixtures; (b) use of building design/architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and (c) alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential accommodation.
PO7	Development involving live entertainment or amplified sound provides a satisfactory level of acoustic amenity for surrounding sensitive land uses, having regard to the location and setting of the development.	**AO7**	No acceptable outcome provided.
PO8	Where the business use or centre activity requires acoustic attenuation measures to mitigate adverse impacts on nearby residential premises, such measures are designed and constructed to be compatible with the local streetscape.	**AO8**	No acceptable outcome provided.
PO9	The business use or centre activity maintains the reasonable privacy and amenity of residential premises such that the use of indoor and outdoor living areas by residents is not unreasonably diminished.	**AO9**	Where the development is adjacent to an existing or approved building containing residential uses, the reasonable privacy and amenity of such uses is maintained by:- (a) siting and orienting buildings to minimise the likelihood of overlooking occurring; (b) having windows and outdoor areas, (including balconies and terraces) located and designed so that they do not look into dwellings or rooming units; and (c) incorporating screening over building openings.
Mixed use development			
PO10	Where the business use or centre activity is part of a mixed use building or development, residents are provided with reasonable levels of privacy and security.	**AO10.1**	Entry areas for the residents of and visitors to dwellings or rooming units are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas.
		AO10.2	Clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other building users.
		AO10.3	Security measures are installed such that other building users do not have access to areas that are intended for the exclusive use of residents of and visitors to residential accommodation.

Performance outcomes		Acceptable outcomes	
Services and utilities			
PO11	Development is provided with infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs.	**AO11.1**	Where available, development is provided with:- (a) a connection to stormwater drainage, electricity, gas and telecommunications services at no cost to the Council, including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services; Editor's note—the provision of tele-communications infrastructure is regulated in accordance with Federal Government legislation. (b) reticulated sewerage where the development is within a sewerage service area. Where the development is not within a sewerage service area, an on-site treatment and disposal system is provided that complies with the requirements of the *Plumbing and Drainage Act 2003; and* Editor's note—the sewerage service area is shown on the Plans for Trunk Infrastructure – Wastewater. (c) reticulated water where the development is within a water supply service area. Where the development is not within a water supply service area, development is provided with adequate on-site rainwater collection. Editor's note—the water supply service area is shown on the Plans for Trunk Infrastructure – Water Supply.
		AO11.2	Infrastructure is planned, designed and constructed in accordance with Council's Priority Infrastructure Plan, and the **Planning scheme policy for development works,** or where applicable, the requirements of the service provider.
PO12	Development near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure:- (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	**AO12**	Development that will involve building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the **Planning scheme policy for development works**.
PO13	Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.	**AO13**	Stormwater and water quality outcomes comply with the stormwater design objectives of **Table 9.3.1.3.9 (Construction Phase – stormwater management design objectives)** and **Table 9.3.1.3.10 (Post Construction Phase – stormwater management design objectives)**

Table 9.3.1.3.2 Assessment benchmarks for assessable development – if located in a main street or a retail/mixed use core area[2]

Performance outcomes		Acceptable outcomes	
Relationship of buildings to streets and public spaces			
PO1	The business use or centre activity is in a building that clearly defines, frames or encloses the street and other useable public and semi-public open space.	**AO1.1**	Buildings are built to the street frontage and other urban spaces for all or most of their length so as to create a continuous or mostly continuous edge.
		AO1.2	Windows and entrances to buildings are positioned to provide for casual surveillance of adjacent public and semi-public places.
PO2	The business use or centre activity provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	**AO2**	Development provides adequate and appropriate shelter along or around the street in the form of an awning, colonnade, verandah or the like with a width of 3.2m to 4m or that is otherwise consistent with the width of shelter provided to adjoining premises.
PO3	The business use or centre activity is in a building which is designed to create vibrant and active streets and public spaces.	**AO3.1**	Development provides for a minimum of 65% of the building frontage to a public street or other public space to present with clear or relatively clear windows and glazed doors.
		AO3.2	The ground storey level of the building incorporates activities that are likely to foster casual, social and business interaction for extended periods such as shops, restaurants and the like.
		AO3.3	Development minimises vehicular access across active street frontages.
Building mass and composition			
PO4	The business use or centre activity is in a building that enhances the character and amenity of streets and neighbouring premises via a built form that:- (a) Is closely related to streets, public spaces and pedestrian routes; (b) for multi-level buildings, maintains some area free of buildings at ground level to create a foyer/forecourt entrance for pedestrian access and other functions associated with the building. (c) ensures access to attractive views and prevailing cooling breezes; and (d) avoids excessively large building floor plates and building facades.	**AO4.1**	Site cover does not exceed:- (a) 70% for that part of a building not exceeding 8.5m in height; and (b) 40% for that part of a building exceeding 8.5m in height.
		AO4.2	Buildings are set back from street frontages:- (a) not more than 3m for that part of a building not exceeding 8.5m in height; and (b) at least 6m for that part of a building exceeding 8.5m in height.
		AO4.3	Buildings are set back from other site boundaries:- (a) 0m if not exceeding 8.5m in height and adjoining an existing built-to-boundary wall or vacant land on an adjoining site; (b) at least 3m if not exceeding 8.5m in height and adjoining an existing wall with openings on an adjoining site; and (c) at least 6m for that part of a building exceeding 8.5m in height.

[2] Note—for the purposes of this code, a 'main street or retail/mixed use core area' refers to traditional street based areas within the historic town centres of townships and cities that incorporate a mix of retail, residential, community, and administration uses.

Performance outcomes		Acceptable outcomes	
		AO4.4	Any projection above the podium level outside the boundaries of the building envelope is limited to balconies that do not project more than 1.5m into the setback.
		AO4.5	All storeys of a building above the third storey have a plan area that does not exceed 1,000m² in plan area with no horizontal facade exceeding 45m.

Table 9.3.1.3.3 Assessment benchmarks for assessable development – if not located in a main street or a retail/mixed use core area[3]

Performance outcomes		Acceptable outcomes	
Relationship of buildings to streets and streetscape character			
PO1	The business use or centre activity is in a building that has a positive street front address and helps create or maintain an attractive and coherent local streetscape character.	**AO1.1**	The building addresses the street and has its main entrances fronting the street.
		AO1.2	Windows and entrances to buildings are positioned to provide for casual surveillance of surrounding streets and adjacent semi-public places.
PO2	The layout and design of development provides for:- (a) a high level of comfort, safety and convenience to pedestrians; and (b) functional and integrated car parking and access arrangements that do not unduly dominate the street.	**AO2**	No acceptable outcome provided.
Building mass, composition and siting			
PO3	The business use or centre activity is in a building that enhances the character and amenity of streets and neighbouring premises via a built form that:- (a) does not unduly dominate its setting; (b) maintains the visual continuity and pattern of buildings and landscape elements within the street; (c) ensures access to attractive views and prevailing cooling breezes; and (d) avoids excessively large building floor plates and building facades.	**AO3.1**	Site cover does not exceed:- (a) 50% for that part of a building not exceeding 8.5m in height; and (b) 40% for that part of a building exceeding 8.5m in height.
		AO3.2	Buildings are set back from street frontages at least 6m.
		AO3.3	Buildings are set back from other site boundaries:- (a) 0m if not exceeding 8.5m in height and adjoining an existing built-to-boundary wall on an adjoining site; (b) at least 3m if not exceeding 8.5m in height and not adjoining an existing built-to-boundary wall on an adjoining site; and (c) at least 6m for that part of a building exceeding 8.5m in height.
		AO3.4	All storeys of a building above the third storey have a plan area that does not exceed 1,000m² in plan area with no horizontal facade exceeding 45m.

[3] Note—for the purposes of this code, a 'main street or retail/mixed use core area' refers to traditional street based areas within the historic town centres of townships and cities that incorporate a mix of retail, residential, community, and administration uses.

Table 9.3.1.3.4 Assessment benchmarks for assessable development – corner stores in residential areas

Performance outcomes		Acceptable outcomes	
PO1	A corner store in a residential area:- (a) is appropriately located in the residential area taking account of the size and configuration of the neighbourhood and the location of other existing retail facilities; and (b) is compatible with the scale and intensity of development in the neighbourhood.	**AO1.1** **AO1.2**	The corner store is located on a site that is more than 400m radial distance from:- (a) any existing shop; or (b) any land included in a centre zone. The site cover of the building in which the corner store is located does not exceed 50%.

Table 9.3.1.3.5 Assessment benchmarks for assessable development – requirements for large format retail uses, bulky goods centres and other land consumptive uses[4]

Performance outcomes		Acceptable outcomes	
PO1	Buildings and structures are sited, oriented and designed to:- (a) provide visual interest; (b) reduce the apparent scale and bulk of buildings, to the extent practicable; (c) maintain an appropriate address to the street frontage; and (d) minimise amenity impacts on adjoining sensitive land uses and the streetscape.	**AO1.1** **AO1.2** **AO1.3** **AO1.4**	Development is oriented to address the primary street frontage. Development has a maximum site cover of:- (a) 75% if an integrated bulky goods centre; or (b) 70% otherwise. Buildings incorporate articulated facades including:- (a) freestanding wall panels; (b) pedestrian awnings to front and side elevations; (c) articulated wall panels; and (d) textural and material variation. Buildings have a minimum setback of:- (a) 15m to a primary street frontage; (b) 10m to a secondary street frontage; and (c) 5m to other site boundaries.
PO2	Development incorporates an internal pedestrian and vehicular movement system that:- (a) facilitates safe and efficient access from higher order roads; (b) minimises the number of vehicle access points; (c) accommodates vehicle access, servicing, loading, and parking access on-site; and (d) prevents conflicts between pedestrians and vehicles in car parking areas.	**AO2**	No acceptable outcome provided.
Car wash			
PO3	Where the business use involves a car wash, automatic mechanical car washing facilities, are located such that:- (a) vehicles using, or waiting to use	**AO3**	No acceptable outcome provided.

[4] Note—for the purposes of this code, large format retail uses, bulky goods centres and other land consumptive uses includes a car wash, garden centre, hardware and trade supplies, outdoor sales and showroom as defined in **Schedule 1 (Definitions)** of the planning scheme. For these uses, where there is inconsistency between the assessment benchmarks in this table and the assessment benchmarks contained elsewhere in this code, the provisions in this table will prevail to the extent of the inconsistency.

Performance outcomes		Acceptable outcomes	
	such facilities are standing wholly within the site; and (b) an adequate buffer and/or separation distance is provided to any adjoining residential use or other sensitive land use.		

Table 9.3.1.3.6 Assessment benchmarks for assessable development and requirements for accepted development – outdoor sales

Performance outcomes		Acceptable outcomes	
PO1	Development involving outdoor sales protects the visual amenity of the locality and mitigates any adverse amenity impacts.	**AO1.1**	Outdoor use areas visible from the street, other public places or adjoining premises:- (a) do not result in significant adverse visual or amenity impacts; and (b) are maintained in a neat and tidy condition at all times.
		AO1.2	The display, sale, hire or lease of products associated with the outdoor sales use is contained within the boundaries of the site.
		AO1.3	Shade trees, low planting and hard landscaping are provided along street frontages not occupied by buildings or driveways by a planting bed of at least 2m wide where adjacent to a street frontage or public open space.

Table 9.3.1.3.7 Assessment benchmarks for assessable development – business activities and entertainment activities that operate primarily outside of daylight hours

Performance outcomes		Acceptable outcomes	
PO1	Development provides for any business or entertainment activity that operates primarily outside of daylight hours, such as a function facility or nightclub entertainment facility, to be designed to:- (a) minimise adverse amenity impacts, including impacts associated with excessive noise; and (b) enhance public safety and security.	**AO1**	No acceptable outcome provided.

Table 9.3.1.3.8 Assessment benchmarks for assessable development and requirements for accepted development – locational criteria for adult stores

Performance outcomes		Acceptable outcomes	
PO1	New adult stores are appropriately located and are not in close proximity to an existing prescribed use[5].	**AO1**	The distance between the boundary of land occupied by a prescribed use and the entrance of a proposed adult store is the greater of the following:- (a) more than 200m according to the shortest possible route a person may lawfully take, by vehicle or on foot; or (b) more than 100m measured in a

[5] Note—for the purposes of this code, a prescribed use includes a child care centre, educational establishment (where catering for children of primary or secondary school age) and place or worship.

Performance outcomes		Acceptable outcomes	
			straight line.

Table 9.3.1.3.9 Construction Phase – stormwater management design objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • ..... Distribute area open for <12 months – 1 in 2 year ARI event; • ..... Distributed area open for 12-24 months – 1 in 5 year ARI event; • ..... Distributed area open for >24 months – 1 in 10 year ARI event; 2. Design capacity excludes minimum 150mm freeboard; and 3. Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • ..... Potential soil loss; or • ..... Monthly erosivity; or • ..... Average monthly rainfall; 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • ..... Design storm for sediment basin sizing is 80th% five-day event or similar; 3. Site discharge during sediment basin dewatering: • ..... TSS < 50 mg/L TSS; and • ..... Turbidity not >10% receiving waters turbidity; and • ..... pH 6.5-8.5.
Water quality	Litter and other waste hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove grass pollutants; 2. Ensure there is no visible oil or grease sheen on released waters; 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1 year and 100 year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Table 9.3.1.3.10 Post Construction Phase – stormwater management design objectives

Climatic region	Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
	Total suspended solids (TSS)	**Total Phosphorus (TP)**	**Total nitrogen (TN)**	**Gross pollutants >5 mm**	
Central Queensland (South)	85	60	45	90	Development for urban purposes within population centres greater than 3000 persons.
All	N/A	N/A	N/A	N/A	Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded. For peak flow for the 1 year ARI event, use co-located storages to attenuate site discharge rate of stormwater.
	Waterway stability management • Limit the peak 1 year ARI event discharge within the receiving waterway to the pre-development peak 1 year ARI event discharge.				

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Table 9.3.1.3.11 Fraser Coast Hierarchy of Centres

Centre	Role and Function
Principal Activity Centre	***Principal Activity Centres*** are located at Maryborough (CBD) and Pialba in Hervey Bay. They:- • contain the largest and most diverse concentration of urban activities; • have high population densities; and • are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.
District (Rural and Coastal) Centres	***District (Rural and Coastal) Centres*** are located at Burrum Heads, River Heads, Tiaro and Howard. They***:-*** • contain a concentration of businesses and employment uses that primarily service local residents, tourism or primary production industries; and • may also contain limited retail, government services, entertainment, residential and community facilities.
District (Urban) Centres	***District (Urban) Centres*** are located at Eli Waters (Boat Harbour Drive), Doolong Flats (Rasmussen's Road), Torquay (Denmans Camp Road) and Urangan (Boat Harbour Drive and Elizabeth Street). They:- • serve catchments of district significance within the coastal urban area; and • accommodate concentrations of employment, business, services, commercial and retail services.
Local Centres	***Local Centres*** provide for convenience and personal service shopping needs for a surrounding residential neighbourhood and typically provide local shopping, local employment, takeaway food premises and personal and community services***.***
Specialist Activity Centres	***Specialist Activity Centres*** are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:- • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; • contain tourist accommodation, mixed use development, cafes and restaurants , with medium/high density housing also located at the Urangan Boat Harbour; • provide opportunities for industrial uses; and • function as major transport hubs.
Tourism Activity Centre	***Tourism Activity Centres*** are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:- • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; and • contain tourist accommodation, mixed use development, medium/high density living, cafes and restaurants.

Figure 9a – Fraser Coast Hierarchy of Centres (Business Uses Code)

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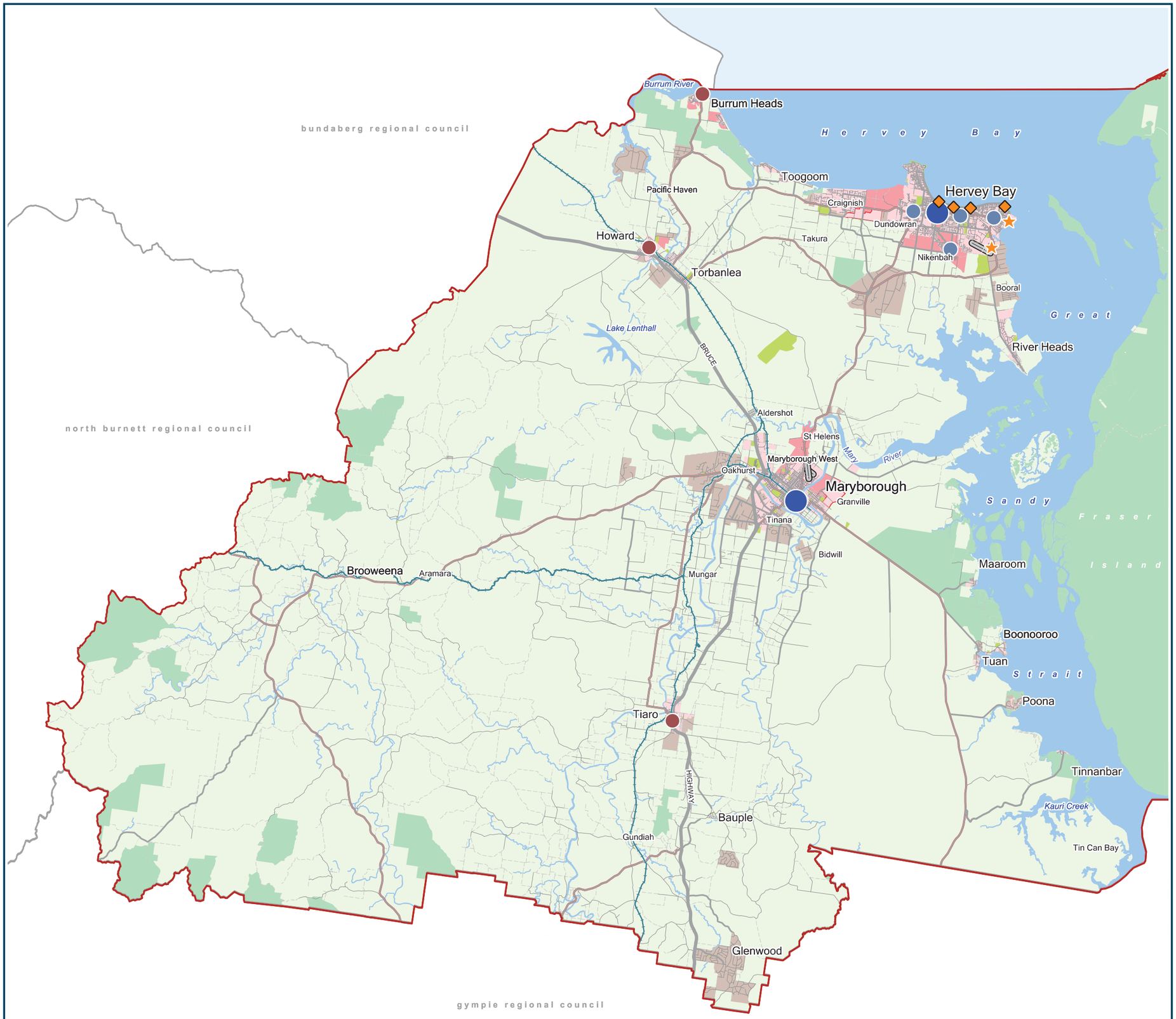

Fraser Coast REGIONAL COUNCIL

Legend

Hierarchy of Centres

- Principal Activity Centre
- District Activity Centre - Urban
- District Activity Centre - Rural
- Specialist Activity Centre
- Tourism Activity Centre

Land Use Categories

- Urban Area
- Urban Expansion Area
- Future Urban Area
- Rural Residential Area
- Rural Area
- Major Sport and Recreation Open Space Area
- Protected Area

Major Transport Elements

- Highway
- Arterial Road or Sub-Arterial Road
- Rail Line

Other Elements

- Ocean and Major Waterbodies
- Waterway
- Fraser Coast Regional Council Boundary

N W E S

0 3.75 7.5 11.25 15.0 18.75 kms

1:375,000

Geocentric Datum of Australia 1994 (GDA94)

Fraser Coast Hierarchy of Centres

(Business Uses Code)

FIGURE 9a

9.3.2 Caretaker's accommodation code

9.3.2.1 Application

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

(a) being a material change of use for caretaker's accommodation; and

(b) identified as requiring assessment against the Caretaker's accommodation code by the tables of assessment in Part 5 (Tables of assessment).

9.3.2.2 Purpose and overall outcomes

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

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

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

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

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

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

9.3.2.3 Assessment benchmarks and requirements

Table 9.3.2.3.1 Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
Bona fide use			
PO1	The caretaker's accommodation is used for bona fide caretaking or property management purposes.	**AO1**	The caretaker's accommodation is occupied by a person or persons having responsibility for the security, maintenance or management of non-residential activities conducted on the same site and, if applicable, that person's immediate family.
PO2	The caretaker's accommodation is ancillary to the non-residential premises on the same site.	**AO2.1**	Other than in a centre zone, the caretaker's accommodation is the only residential use on the site.
		AO2.2	The caretaker's accommodation has a gross floor area not exceeding 200m².
		AO2.3	No more than one caretaker's accommodation is established on the site.
		AO2.4	The caretaker's accommodation does not have a separate land title from the balance of the site.

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Performance outcomes		Acceptable outcomes	
Protection of residential amenity			
PO3	The design of the caretaker's accommodation achieves an acceptable level of residential amenity for residents of the caretaker's accommodation.	**AO3**	Bedrooms and living rooms of the caretaker's accommodation do not adjoin or face onto noise generating activities conducted onsite or on adjoining sites.
PO4	The caretaker's accommodation is provided with adequate private open space that is useable and directly accessible from the caretaker's accommodation.	**AO4**	The caretaker's accommodation contains an area of private open space which is directly accessible from a habitable room, and:- (a) if at ground level, has an area of not less than 50m², with no horizontal dimension of less than 4m; or (b) if a balcony, verandah or deck, has an area of not less than 15m², with no horizontal dimension of less than 2.5m.
PO5	The design of the caretaker's accommodation is compatible with the preferred character of the zone in which it is located.	**AO5**	The caretaker's accommodation does not exceed the maximum building height for the zone in which it is located as specified in the applicable zone code.
On-site car parking			
PO6	Sufficient on-site car parking is provided to satisfy the projected needs of the caretaker's accommodation and is appropriately designed to facilitate ease of use.	**AO6.1** **AO6.2**	A minimum of one (1) on-site parking space is provided for exclusive use by the occupants of the caretaker's accommodation. Development provides access driveways, internal circulation and manoeuvring areas and on-site car parking areas in accordance with *AS2890 Parking facilities – Off-street car parking*.

9.3.3 Community activities code

9.3.3.1 Application

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

9.3.3.2 Purpose and overall outcomes

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

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

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

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

(c) a child care centre is located in a convenient location close to residential communities or major employment nodes;

(d) the health and safety of children at a child care centre is not compromised by incompatible land use activities or poor design;

(e) community activities are designed to provide a pleasant living environment for those who use them and where providing essential infrastructure, are resilient to flood events;

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

9.3.3.3 Assessment benchmarks

Table 9.3.3.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
CHILD CARE CENTRES			
Location and site suitability			
PO1	The child care centre is co-located with other compatible community activities or business uses so as to maximise accessibility.	**AO1**	The child care centre is located within 400m of, or is integrated with, another compatible community activity. **OR** The child care centre is located on a conveniently accessible site. **OR** The child care centre is located in an activity centre.
PO2	The child care centre is located on a road which is accessible and safe but which is not predominately used by local residential traffic.	**AO2**	The child care centre is located on a site with access and frontage to a collector street. Editor's note—collector streets are identified in the Transport and parking code.

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Performance outcomes		Acceptable outcomes	
PO3	The child care centre is located on a site that is capable of accommodating a well-designed and integrated facility, incorporating:- (a) required buildings and structures, including equitable access; (b) private motor vehicle access, parking and manoeuvring; (c) on-site landscaping; and (d) any necessary buffering.	**AO3**	The child care centre is located on a site having:- (a) a slope of not more than 10%; (b) a regular shape; and (c) a minimum area of 1,500m^2 .
Pedestrian safety			
PO4	All on-site parking and vehicle manoeuvring areas are located and designed to minimise conflicts between private motor vehicles and pedestrians.	**AO4**	Convenient, safe and clearly visible pedestrian access is available within and to the site which does not cross access driveways.
GENERAL			
Location and site suitability			
PO5	The community activity use is located:- (a) conveniently to the population that it is intended to serve; and (b) in an area that is intended for a community activity use.	**AO5**	The community activity use is located within the Community facilities zone. **OR** The community activity use is located within a centre zone. **OR** The community activity is located in another urban zone adjacent to another compatible community activity.
PO6	The community activity is located on a site that is capable of accommodating a well-designed and integrated facility.	**AO6**	No acceptable outcome provided.
PO7	The community activity is located and designed to ensure that users are not exposed to unacceptable levels of noise, unhealthy air emissions contaminants or other nuisance.	**AO7**	The community activity is located on a site where:- (a) soils are not contaminated by pollutants which represent a health or safety risk to users; (b) maximum concentrations of air pollutants are less than those recommended by the National Health and Medical Research Council; and (c) noise levels from external sources (measured at the maximum L_{10} [1 hour]) are less than:- (i) 35dB(A) within buildings; and (ii) 55dB(A) when measured at the centre of any outdoor activity area.
PO8	Where the community activity is located adjacent to an electricity transmission line easement it incorporates adequate setbacks to protect the health and wellbeing of users.	**AO8**	The community activity is set back from the most proximate boundary of an electricity transmission line easement as follows:- (a) a 20m separation distance for transmission lines up to 132kV; (b) a 30m separation distance for transmission lines between 133kV and 275kV; and (c) a 40m separation distance for transmission lines greater than 275kV.
Design and layout			
PO9	The scale of buildings and structures used for the community activity is appropriate for its setting having regard to the location of the community activity	**AO9**	Where a standalone use and not located in a centre zone, the community activity has a maximum site cover of 50%.

Performance outcomes		Acceptable outcomes	
	and the nature and scale of surrounding development.		**OR** Where not a standalone use or located in a centre zone—no acceptable outcome provided.
PO10	The layout and design of the community activity provides a safe and secure environment for all users and incorporates crime prevention through environmental design (CPTED) principles.	**AO10**	No acceptable outcome provided.
PO11	The community activity provides non-discriminatory access to:- (a) the use from adjoining roads and public areas; and (b) community activity uses on adjoining sites.	**AO11**	Changes of level between sites and at the site boundary allow access to the community activity from the road and to adjoining community activities in accordance with *Australian Standard AS1428 – Design for Access and Mobility.*
Protection of residential amenity			
PO12	The community activity does not impose unreasonable adverse impacts on any surrounding residential area, including by way of noise, light and odour nuisance.	**AO12.1** **AO12.2** **AO12.3** **AO12.4**	Where adjoining a residential use, a 1.8m high solid acoustic screen fence and a 2m wide landscaped buffer strip is provided along the full length of all common site boundaries. Intrusive outdoor activities are located and orientated away from residential premises. Any building is set back a minimum of 3m from all site boundaries adjoining a residential use or land included in a residential zone. Waste bin storage areas are enclosed and screened from the street frontage.
Services and utilities			
PO13	An appropriate level of water and sewerage infrastructure is provided to the community activity so as to:- (a) allow for the efficient functioning of the facility; and (b) maintain acceptable public health and environmental standards.	**AO13**	The community activity is connected to the reticulated water supply and sewerage network. **OR** Where a reticulated water supply and sewerage network is not available:- (a) satisfactory alternative means of potable water supply is provided; and (b) an adequate standard of on-site effluent treatment and disposal is provided.
Recommended flood level			
PO14	The functioning of a community activity that is essential community service infrastructure is maintained during and immediately after flood and storm tide inundation events. Editor's note—essential community service infrastructure is defined in **Schedule 1 (Definitions)**.	**AO14.1**	A community activity that is essential community service infrastructure is:- (a) located in an area that is above the recommended flood levels identified in **Table 9.3.3.3.2** (**Recommended flood level for a community activity that is essential community service infrastructure)**; and (b) located and designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by floodwaters (e.g. electrical switchgear and motors, water supply pipeline air valves) are: (i) located above the recommended flood level; or

Performance outcomes		Acceptable outcomes	
			(ii) designed and constructed to exclude floodwater intrusion/infiltration.
		AO14.2	A community activity that is emergency services and shelters, police facilities and hospitals, and associated facilities has an emergency rescue area above the recommended flood level in **Table 9.3.3.3.2** for that activity.

Table 9.3.3.3.2 Recommended flood level for a community activity that is essential community service infrastructure

Type of community activity	Recommended flood level
Emergency service facilities (refer to note)	0.2% average recurrence interval (ARI)
Emergency shelters	In accordance with the *Design guidelines for Queensland public cyclone shelters* (available at www.hpw.qld.gov.au)
Hospitals and associated facilities	0.2% ARI
Police facilities (refer to note)	0.5% ARI
School facilities	0.5% ARI
Stores of valuable records or items of historic or cultural significance	0.5% ARI

Note—some police and emergency services facilities (e.g. water police and search and rescue operations) are dependent on direct water access. The recommended flood levels do not apply to these aspects but other operational areas should be located above the recommended flood level to the greatest extent feasible.

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9.3.4 Dual occupancy code

9.3.4.1 Application

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

(a) being building work or a material change of use for a dual occupancy; and

(b) identified as requiring assessment against the Dual occupancy code by the tables of assessment in Part 5 (Tables of assessment).

Note—this code does not apply to a dual occupancy which may be established as part of a mixed use building in a centre zone or the Mixed use zone.

9.3.4.2 Purpose and overall outcomes

(1) The purpose of the Dual occupancy code is to:-

(a) ensure that development involving a dual occupancy achieves a high level of comfort and amenity for occupants, maintains the amenity and enjoyment of neighbouring premises and is compatible with the character of the streetscape and surrounding area; and

(b) in limited circumstances, provide for dual occupancy development in the Rural zone to support an ongoing and viable rural sector.

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

(a) a dual occupancy makes a positive contribution to the streetscape character of the area in which it is located;

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

(c) a dual occupancy provides a high level of amenity and safety for residents of the dual occupancy;

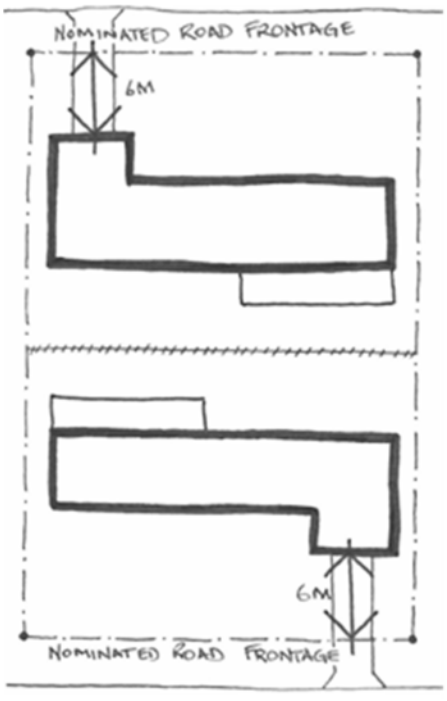
(d) a dual occupancy is provided with an acceptable level of infrastructure and services;

(e) a dual occupancy in the Rural zone provides accommodation for family members of the farm unit or co-workers to assist in the continued operation of a farm in primary production.

9.3.4.3 Assessment benchmarks and requirements

Table 9.3.4.3.1 Assessment benchmarks for assessable development and requirements for accepted development where not located in the Rural zone

Performance outcomes		Acceptable outcomes	
Site suitability			
PO1	The dual occupancy is located on a site which : (a) is convenient to local services and public transport; (b) has sufficient area to accommodate:	**AO1.1**	The dual occupancy is located on a lot in the Medium density residential zone or the High density residential zone. **OR**

Performance outcomes		Acceptable outcomes	
	(i) buildings and structures; (ii) setbacks; (iii) access, parking, manoeuvring and circulation; (iv) landscaping; (v) recreational and outdoor living areas; (vi) a development outcome which is compatible with the prevailing residential character and amenity;and (c) has access off a lower order road to avoid interfering with the planned function, safety, efficiency and operation of the transport network. Editor's note – Refer to the relevant zone code for the site for guidance on the prevailing residential character and amenity.		The dual occupancy is located on a lot in the Low density residential zone, other than in Precinct LDR1, which has a minimum area of 800m² where fully serviced by reticulated water and sewer or 2,000m² where partly or not serviced by reticulated water and/or sewer. **OR** The dual occupancy is located on a lot in the Mixed use zone Precinct MU1 (Urangan Harbour) SOHO Opportunity Sub-precinct 2.
		AO1.2	The dual occupancy is not located on a lot in Precinct LDR1 of the the Low density residential zone.
		AO1.3	The dual occupancy vehicular access is located off a Major Collector, Minor Collector, Access Street, Access Place or lower order road (as identified in Part 9 – Transport and parking code, Figures 9.4.4A, 9.4.4B, 9.4.4C,9.4.4D, 9.4.4E and 9.4.4F).
Design and siting			
PO2	The location of a building or structure facilitates an acceptable streetscape, appropriate for:– (a) the bulk of the building or structure; (b) the road boundary setbacks of neighbouring buildings or structures; (c) the outlook and views of neighbouring residents; and (d) nuisance and safety to the public.	**AO2.1**	The minimum road setback is:- (a) 6m for the nominated road frontage (refer to **Figure 9.3.4A Nominated Road Frontage Setback**); or (b) within 20% of the average front setbacks of the adjoining dwellings where there are existing dwellings on both adjoining lots. **Figure 9.3.4A Nominated Road Frontage Setback** 

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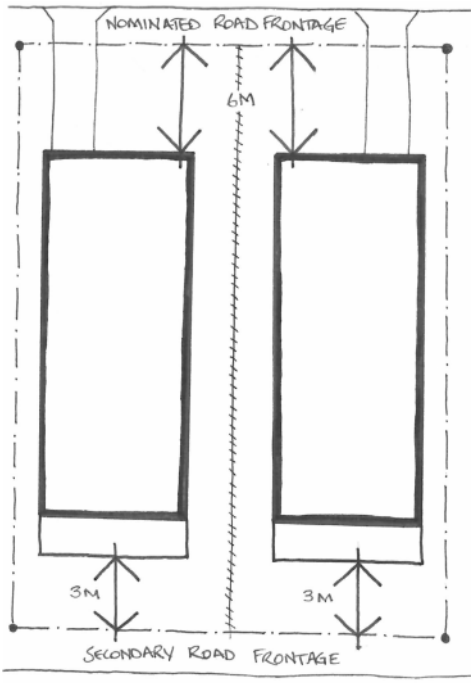
Performance outcomes		Acceptable outcomes	
		AO2.2	If a site has a secondary road frontage, the minimum road setback is:- (a) 3m for the secondary road frontage that is not considered a nominated road frontage (refer to **Figure 9.3.4B Secondary Road Frontage Setback)**; or (b) Where there is no access authorised to the secondary road frontage, the rear boundary setback applies (refer to **Figure 9.3.4C No Access Road Frontage Setback**). **Figure 9.3.4B Secondary Road Frontage Setback**  **Figure 9.3.4C No Access Road Frontage Setback**

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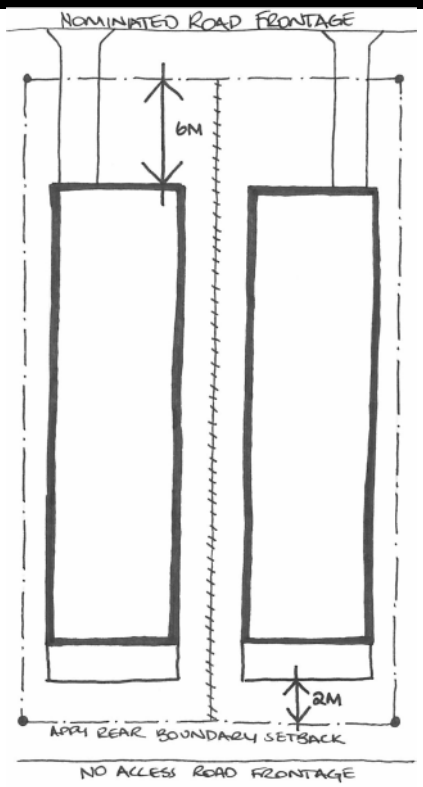
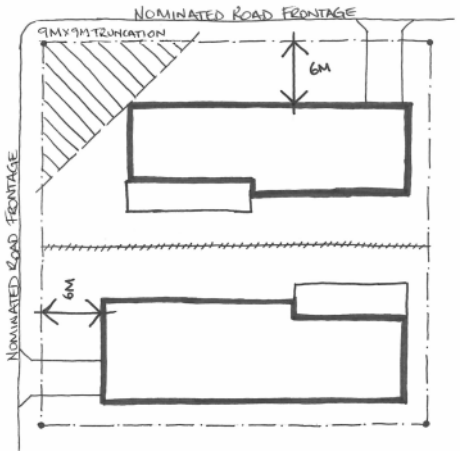
Performance outcomes		Acceptable outcomes	
		AO2.3	 If the site is a corner lot, the minimum road setback is:- (a) 6m for the nominated road frontage; and (b) 3m for a secondary road frontage. Ensure that a corner truncation of 9m x 9m is provided for clear line of site in all cases. Refer to **Figure 9.3.4D Corner Lot Nominated Road Frontage Setback** and **Figure 9.3.4E Corner Lot Secondary Road Frontage Setback.** **Figure 9.3.4D Corner Lot Nominated Road Frontage Setback**
		AO2.4	 **Figure 9.3.4E Corner Lot Secondary Road Frontage Setback**

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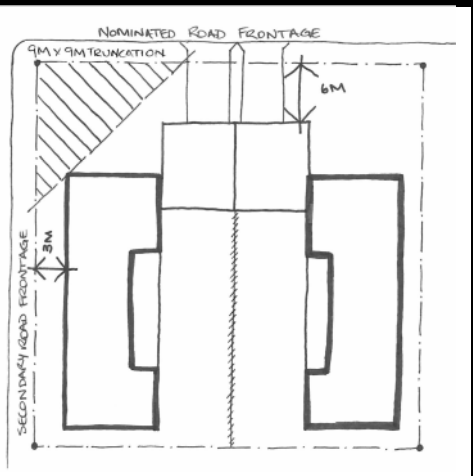
Performance outcomes		Acceptable outcomes	
			 Garage openings facing the street do not exceed 6m or 50% of the street frontage, whichever is the lesser.
PO3	Buildings and structures:- (a) provide adequate day light and ventilation to habitable rooms; (b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots; and (c) do not adversely impact on the amenity and privacy of residents on adjoining lots.	**AO3.1** **AO3.2**	Except where a garage, carport or shed complying with AO3.2 below, the minimum side and rear boundary setback for a dual occupancy is:- (a) where the height is 4.5m or less – 1.5m; and (b) where the height is greater than 4.5m but not more than 7.5m – 2m; and (c) where the height is greater than 7.5m – 2m plus 0.5m for every 3m or part exceeding 7.5m. Any part of a garage, carport or shed within the setbacks nominated in AO3.1 above:- (a) is not more than 4.5m in height and the height to the eaves, or the wall where there is no eaves, does not exceed 3m; (b) the total length of all buildings or parts, of any class, within the boundary setback is not more than 9m along any boundary; and (c) is located no closer than 1.5m to a required window in a habitable room of an adjoining dwelling.
Site cover			
PO4	Adequate open space is provided for recreation, service facilities and landscaping.	**AO4**	The maximum site cover of the dual occupancy does not exceed 50% of the lot area.
Building height			
PO5	The height of a building does not unduly:- (a) overshadow adjoining dwellings; or (b) obstruct the outlook from adjoining lots.	**AO5.1** **AO5.2**	Except where a garage, carport or shed, the maximum building height of the dual occupancy is:- (a) 8.5m above ground level where on a slope up to 15%; and (b) 10m above ground level where on a slope exceeding 15%. The maximum building height of a garage, carport or shed is:- (a) 4.5m above ground level to the highest point; and (b) 3.6m to the eaves.
Building maintenance			
PO6	The location of a building or structure facilitates normal maintenance.	**AO6**	A wall is:– (a) set back a minimum of 750mm from the side or rear boundary; or

Performance outcomes		Acceptable outcomes	
			(b) where less than 750mm to the boundary, maintenance free, such as unpainted or untreated masonry or prefinished steel sheeting.
On-site car parking			
PO7	Development provides sufficient space for on-site car parking to satisfy the projected needs of residents and visitors, appropriate for:– (a) the availability of public transport; (b) the availability of on-street parking; (c) the desirability of on-street parking in respect to the streetscape; and (d) the residents' likelihood to have or need a vehicle.	**AO7.1** **AO7.2**	For each dwelling in a dual occupancy, space is provided for the parking of one vehicle for one or two bedroom dwelling units and two vehicles for dwellings with three or more bedrooms. Car parking spaces may be in tandem, provided at least one space is behind the minimum road setback required in AO2.1 (refer to **Figure 9.3.4F Tandem parking configuration**). **Figure 9.3.4F Tandem parking configuration** 
PO8	Development ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible.	**AO8**	Development provides access driveways, internal circulation and manoeuvring areas and parking areas in accordance with *AS2890 Parking facilities – Off-street car parking*.
Private open space			
PO9	Each dwelling has private open space available which:- (a) has a suitable size, dimensions and slope to allow residents to extend their living activities outdoors; (b) is available for the sole use of the residents of individual dwellings; and (c) is adequately separated from each other to provide visual privacy.	**AO9**	Each dwelling has clearly defined private open space which:– (a) has an area of at least 16m²; (b) has a minimum dimension of 4m; (c) has direct access from a living area; (d) has a slope of not more than 1 in 10; and (e) provides visual privacy from another outdoor living space by a window/balcony screen.
Services and utilities			
PO10	The dual occupancy is provided with and connected to essential infrastructure and services.	**AO10**	The dual occupancy is connected to the reticulated water supply, sewerage and stormwater drainage infrastructure networks and has an electricity supply.
PO11	The dual occupancy is provided with adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use and service.	**AO11**	A separate waste storage area is provided for each dwelling to accommodate the permanent storage of waste and recyclable items in standard waste containers. **OR** A shared waste storage area over which each dwelling has control via access rights or ownership is provided to accommodate the permanent storage of waste and recyclable items in standard waste containers.
Flood immunity			

Performance outcomes		Acceptable outcomes	
PO12	For all flood events up to and including the 1 in 100 year average recurrence interval (ARI):- (a) the safety of people on the site is protected at all times; and (b) potential damage to property on the site is prevented.	**AO12**	The finished floor level of all habitable rooms is at least 300mm above the Defined Flood Level (DFL) declared by Council resolution; **OR** Where located in a Flood Hazard Area and a DFL declared by Council resolution is not available, the finished floor level of all habitable rooms is at least 300mm above the estimated 1 in 100 year average recurrence interval (ARI) flood level, calculated by a Registered Professional Engineer Queensland (RPEQ); Note— The determination is to be based on information including surface contours, Flood Hazard Area mapping, flood level records andestimated extents of inundation from historic flood events. **OR** Where located in a Flood Hazard Area and a DFL declared by Council resolution is not available, the finished floor level of all habitable rooms is at least 600mm above the highest recorded flood level.

Table 9.3.4.3.2 Assessment benchmarks for assessable development and requirements for accepted development where located in the Rural zone

Performance outcomes		Acceptable outcomes	
Site suitability			
PO1	A dual occupancy in the Rural zone is located on a large site in primary production.	**AO1**	The dual occupancy is located on a lot in the Rural zone which:- (a) has an area of at least 100ha; and (b) is actively used for primary production.
Bona-fide use			
PO2	A dual occupancy in the Rural zone is used for bona-fide family purposes or to support the ongoing use of the site for primary production.	**AO2**	The dual occupancy is either:- (a) occupied by related family members; or (b) occupied by a household where one of more persons is employed or actively engaged in assisting with the rural production activities on the site.
Building setbacks			
PO3	A dual occupancy is set well back from property boundaries so as to:- (a) maintain an open or mostly open rural landscape; (b) maintain a high level of privacy between neighbouring premises; (c) protect the visual amenity of scenic rural roads; (d) avoid or minimise noise or other nuisance from sealed and unsealed roads; (e) protect the functional characteristics of the State and local road networks.	**AO3.1** **AO3.2**	The dual occupancy has a minimum frontage setback of:- (a) 40m from a State-controlled road; (b) 20m from any other road; or (c) where there is an existing dwelling on the site, the same distance as the existing dwelling. The dual occupancy has a minimum setback of 10m from any side or rear boundary.
Building height			

Performance outcomes		Acceptable outcomes	
PO4	The dual occupancy has a low-rise built form to maintain the rural character and amenity of the area.	**AO4**	The dual occupancy has a maximum building height of 8.5m above ground level.
Flood immunity			
PO5	For all flood events up to and including the 1 in 100 year average recurrence interval (ARI):- (a) the safety of people on the site is protected at all times; and (b) potential damage to property on the site is prevented.	**AO5**	The finished floor level of all habitable rooms is at least 300mm above the Defined Flood Level (DFL) declared by Council resolution; **OR** Where located in a Flood Hazard Area and a DFL declared by Council resolution is not available, the finished floor level of all habitable rooms is at least 300mm above the estimated 1 in 100 year average recurrence interval (ARI) flood level, calculated by a Registered Professional Engineer Queensland (RPEQ); Note— The determination is to be based on information including surface contours, Flood Hazard Area mapping, flood level records and estimated extents of inundation from historic flood events. **OR** Where located in a Flood Hazard Area and a DFL declared by Council resolution is not available, the finished floor level of all habitable rooms is at least 600mm above the highest recorded flood level.

9.3.5 Dwelling house code

9.3.5.1 Application

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

(a) being building work for a dwelling house; and

(b) identified as requiring assessment against the Dwelling house code by the tables of assessment in Part 5 (Tables of assessment).

Editor's note—in accordance with **Schedule 1 (Definitions)**, a reference to a dwelling house includes domestic outbuildings and works normally associated with a dwelling, including a secondary dwelling.

9.3.5.2 Purpose and overall outcomes

(1) The purpose of the Dwelling house code is to ensure that the design and siting of dwelling houses protects residential amenity and maintains streetscape character and that associated secondary dwellings and domestic outbuildings are of an appropriate scale and intensity.

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

(a) the building form, siting, design and use of the dwelling house is consistent with the desired amenity and character of the area;

(b) secondary dwellings and domestic outbuildings are of an appropriate scale and intensity and are compatible with surrounding development;

(c) dwelling houses are not at an unacceptable risk from natural hazards.

9.3.5.3 Assessment benchmarks and requirements

Editor's note—an approved plan of development for a variation request (pursuant to Section 50 of the Act) or reconfiguring a lot may vary or specify alternative assessment benchmarks for a dwelling house. In such cases, compliance with these alternative assessment benchmarks will be deemed to represent compliance with the comparable provisions of the Dwelling house code.

Table 9.3.5.3.1 Assessment benchmarks for assessable development and requirements for accepted development (QDC alternative provisions or quantifiable standards)

Editor's note—development for a dwelling house identified in **Part 5 (Tables of assessment)** as accepted development subject to requirements that does not comply with a Queensland Development Code (QDC) alternative provision or quantifiable standard in **Table 9.3.5.3.1** is decided under Schedule 9 of the Regulation. If in a residential zone, non-compliance with any of the acceptable outcomes corresponding to performance outcomes PO1 through to PO6 will therefore trigger referral of a building works development application to the Council as a concurrence agency.

Performance outcomes		Acceptable outcomes	
Road setbacks			
PO1	The location of a dwelling house facilitates an acceptable streetscape, appropriate for:- (a) the bulk of the building or structure; (b) the road boundary setbacks of neighbouring buildings or structures; (c) the outlook and views of neighbouring residents; and (d) nuisance and safety to the public.	**AO1.1**	Any dwelling house on a lot less than 450m^2 is setback:- (a) at least 4.5m from the nominated road frontage and at least 3m from any other road frontage; or (b) for the nominated road frontage, within 20% of the average front setbacks of the adjoining dwellings, where there are existing dwelling houses on both adjoining lots, and at least 3m from any other road frontage; or (c) where located on lots with a site area

Performance outcomes		Acceptable outcomes	
			of 300m^2 or less, compliance with the Table 9.4.3.3.3 in the Reconfiguring a Lot Code is required. Note—alternative provision to QDC MP1.1 A1(a), A1(b)(i) and A1(c).
		AO1.2	Any dwelling house on a lot 450m^2 or greater is setback:- (a) at least 6m from the nominated road frontage and at least 3m from any other road frontage; or (b) for the nominated road frontage, within 20% of the average front setbacks of the adjoining dwellings, where there are existing dwelling houses on both adjoining lots, and at least 3m from any other road frontage. Note—alternative provision to QDC MP1.2 A1(a), A1(b)(i), A1b(ii)(A) and A1(b)(ii)(B).
Building height			
PO2	The height of a dwelling house and any domestic outbuilding does not unduly:- (a) overshadow adjoining dwelling houses; (b) obstruct the outlook from adjoining lots; and (c) dominate the intended streetscape character. Note—qualitative standard - QDC MP 1.1, P4 and MP 1.2, P4.	**AO2.1**	Unless specified in AO2.2 or AO2.3 below, the maximum building height is:- (a) 8.5m above ground level where on a slope up to 15%; or (b) 10m above ground level where on a slope of more than 15%.
		AO2.2	The maximum building height of a domestic outbuilding is:- (a) 4.5m above ground level to the highest point; and (b) 3.6m above ground level to the eaves.
		AO2.3	The maximum building height of a domestic outbuilding in the Rural zone or Rural residential zone is 6m above ground level. Note—quantifiable standard - QDC MP 1.1, A4 and MP 1.2, A4.
Visual privacy			
PO3	As per QDC MP 1.1, P5 and MP 1.2, P5 *Qualitative standard*	**AO3**	As per QDC MP 1.1, A5 and MP 1.2, A5 *Quantifiable standard*
Structures on corner sites			
PO4	As per QDC MP 1.1, P7 and MP 1.2, P7 *Qualitative standard*	**AO4**	As per QDC MP 1.1, A7 and MP 1.2, A7 *Quantifiable standard*
On-site car parking			
PO5	As per QDC MP 1.1, P8 and MP 1.2, P8 *Qualitative standard*	**AO5**	As per QDC MP 1.1, A8 and MP 1.2, A8 *Quantifiable standard*
Outdoor living space (for lots 450m^2 and under only)			
PO6	As per QDC MP 1.1, P9 *Qualitative standard*	**AO6**	As per QDC MP 1.1, A9 *Quantifiable standard*

Table 9.3.5.3.2 Assessment benchmarksfor assessable development and requirements for accepted development

Editor's note—the performance outcomes for a dwelling house in **Table 9.3.5.3.2** are planning scheme provisions and non-compliance with one or more of the corresponding acceptable outcomes will trigger a planning development application to the Council if in a residential zone. For development involving a dwelling house other than in a residential zone, refer to the relevant tables of assessment in **Part 5 (Tables of assessment)**.

Performance outcomes		Acceptable outcomes	
Flood immunity			
PO1	For all flood events up to and including the 1 in 100 year average recurrence interval (ARI):- (a) the safety of people on the site is protected at all times; and (b) potential damage to property on the site is prevented.	**AO1**	The finished floor level of all habitable rooms is at least 300mm above the Defined Flood Level (DFL) declared by Council resolution; **OR** Where located in a Flood Hazard Area and a DFL declared by Council resolution is not available, the finished floor level of all habitable rooms is at least 300mm above the estimated 1 in 100 year average recurrence interval (ARI) flood level, calculated by a Registered Professional Engineer Queensland (RPEQ); Note— The determination is to be based on information including surface contours, Flood Hazard Area mapping, flood level records and estimated extents of inundation from historic flood events. **OR** Where located in a Flood Hazard Area and a DFL declared by Council resolution is not available, the finished floor level of all habitable rooms is at least 600mm above the highest recorded flood level.
Access design and construction			
PO2	Safe and compliant access is provided to the site from the road.	**AO2**	A driveway crossover is provided in accordance with the applicable standard drawing contained in the **Planning scheme policy for development works**: (a) FC-230-01 Residential Driveway Slab and Tracks; **OR** (b) FC-230-03 Rural Access Pipe/ Box Culvert and Invert crossings; **OR** (c) FC-230-04 Water Sensitive Urban Design Vehicle Crossing for Single Dwelling.
Secondary dwellings			
PO3	A secondary dwelling is subordinate in bulk and scale so as to maintain the appearance of a dwelling house with ancillary buildings when viewed from the street.	**AO3.1** **AO3.2**	Only one secondary dwelling is established in association with a dwelling house. A secondary dwelling has a maximum gross floor area of 70m^2 and a total use area of 100m^2, excluding car parking

Performance outcomes		Acceptable outcomes	
			areas.
		AO3.3	A minimum of one on-site car parking space is provided to service the secondary dwelling.
Sheds on vacant lots in a Residential zone or Rural residential zone			
PO4	Where on a vacant lot in a Residential zone or Rural residential zone, a shed is sited and designed to ensure that an adequate building envelope is maintained for the construction of a future dwelling house on the lot.	**AO4**	Any shed to be erected on a vacant lot in a Residential zone or the Rural residential zone maintains a building envelope, with a minimum area of $300m^2$, for the future construction of a dwelling house on the lot.

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9.3.6 Extractive industry code

9.3.6.1 Application

This code applies to assessable development:-

(a) being a material change of use for extractive industry; and

(b) 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 and overall outcomes

(1) The purpose of the Extractive industry code is to ensure that the exploitation of extractive resources is undertaken in a sustainable manner which protects environmental and landscape values, public safety and the amenity of surrounding premises.

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

(a) exploitation of extractive resources occurs in a sustainable manner;

(b) natural values and water quality are protected from any environmental degradation potentially arising from extractive industry operations;

(c) extractive industry operations are located, designed and constructed to avoid or effectively mitigate adverse impacts on any sensitive use, in particular residential or rural residential premises;

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

(e) land used for extractive industry operations is effectively rehabilitated.

9.3.6.3 Assessment benchmarks

Table 9.3.6.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Site planning			
PO1	The extractive industry is designed and established so as to provide:- (a) adequate separation distance to protect the surrounding area from significant noise, dust, vibration and visual impacts of operations; (b) suitable vehicle access; (c) protection against erosion; (d) acceptable quality of water leaving the site; (e) public safety; (f) acceptable restoration measures; (g) protection of groundwater quality and quantity; (h) avoidance of land contamination; (i) effective stormwater management; and (j) waste management practices which maximise recycling and reuse of	**AO1**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	wastes.		
PO2	Environmental management requirements for the extractive industry are properly identified, and their effective implementation and monitoring appropriately planned to minimise environmental impact. Editor's note—to achieve PO2, the preparation of an Environmental Management Plan is recommended.	**AO2**	No acceptable outcome provided.
PO3	The extractive industry provides for volumes of extraction to be planned and staged so that a suitable and sustainable landscape form remains on the extraction site.	**AO3**	No acceptable outcome provided.
Vehicle access and manoeuvring			
PO4	Vehicle access to, from, and within the extractive industry site is provided so as to:- (a) be adequate for the type and volume of traffic to be generated; (b) not create or worsen any traffic hazard; (c) not have adverse effects on the amenity of the locality; and (d) ensure disturbance to surrounding land uses is minor and that impacts from emissions are minimised.	**AO4.1** **AO4.2** **AO4.3**	The proposed transport route to and from the site is along sealed roads and does not require heavy vehicles to traverse residential or rural residential streets classified as collector streets or local streets. All driveways, car parking and manoeuvring areas between the site entrance and site offices are sealed. Vehicle access is provided in accordance with the standards specified in the **Planning scheme policy for development works**.
Separation distances			
PO5	The extractive industry is located on a site which has sufficient area to provide for adequate setback of operations from road frontages, site boundaries, surrounding residential uses and other sensitive receptors such that the extractive industry achieves an acceptable standard of visual amenity and control of noise, light, dust and vibration impacts.	**AO5.1** **AO5.2** **AO5.3** **AO5.4**	Hard rock extraction and processing activities involving blasting are not carried out within 40m of any boundary of the site or within 1km of any residential premises, land included within a residential zone or the Rural residential zone or other sensitive receptor on surrounding land. Extractive and processing activities not involving blasting are not carried out within 30m of any boundary of the site or within 200m of any residential premises, land included within a residential zone or rural residential zone or other sensitive receptor on surrounding land. 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. A mounded vegetated buffer strip having a minimum width of 10m is provided to all boundaries of the site. Extraction and processing activities are screened from view from any major road and any land included in a residential or rural residential zone.
Noise emissions			
PO6	Noise emissions from the extractive industry, including along transportation routes, is managed to acceptable levels to ensure that there are no significant	**AO6.1**	For a proposed new extractive industry, noise from the site complies with the 'controlling background creep' criteria for 'noise that varies over time' specified in

<table>
<tr><th colspan="2">Performance outcomes</th><th colspan="2">Acceptable outcomes</th></tr>
<tr><td></td><td>adverse impacts to any existing or planned sensitive land uses on surrounding premises.</td><td></td><td>the Queensland Environmental Protection (Noise) Policy 2008.</td></tr>
<tr><td></td><td></td><td>AO6.2</td><td>For a proposed extension to, or intensification of, an existing extractive industry, noise from the proposed extension/intensification does not result in a significant increase in noise levels at premises containing a sensitive land use.</td></tr>
<tr><td></td><td></td><td>AO6.3</td><td>Transport of materials associated with the extractive industry does not generate road traffic noise levels that exceed 63 dB(A) L10 (18 hour) or 80 dB(A) LAmax at residential dwellings on the nominated transportation route.

OR

Where existing road traffic noise levels at residential dwellings on the nominated transportation route exceed 63 dB(A) L10 (18 hour) or 80 dB(A) LAmax, transport of materials associated with the extractive industry does not result in a significant increase in noise levels.</td></tr>
<tr><td colspan="4">Site drainage</td></tr>
<tr><td>PO7</td><td>The extractive industry provides on-site drainage that is designed, constructed and maintained so as to:-
(a) prevent ponding in excavated areas;
(b) avoid erosion;
(c) prevent pollution of groundwater and surface water;
(d) protect downstream water quality; and
(e) 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.</td><td>AO7.1

AO7.2

AO7.3

AO7.4

AO7.5</td><td>Banks and channels are constructed to divert stormwater run-off away from excavated or disturbed areas.

Sediment basins are provided to detain stormwater run-off from disturbed areas such that there is no off-site discharge likely to cause environmental harm.

Bunding, diversion, containment, treatment, clearing, recycling, collection and disposal of wastes is carried out such that no environmental harm is caused.

Lining or other suitable treatment of erosion-prone areas is established and maintained at discharge points.

Harvested water is re-used on-site where possible.</td></tr>
<tr><td colspan="4">Management of blasting and other operations</td></tr>
<tr><td>PO8</td><td>The extractive industry provides for blasting, crushing, screening and loading to be carried out safely and in accordance with best practice management standards so that disturbance to surrounding land uses is minor and that impacts from emissions are minimised.</td><td>AO8.1</td><td>Blasting and other operations are confined to the periods identified in Table 9.3.6.3.1A (Extractive industry operations periods).

Table 9.3.6.3.1A Extractive industry operation periods

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

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

7am to 1pm Saturday

No operations Sunday or public holidays.</td></tr>
</table>
</td></tr>
</table>

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Performance outcomes		Acceptable outcomes	
			Note—maintenance of plant equipment and vehicles may occur outside of the hours of operation prescribed in the above table provided that there is no disturbance or nuisance to surrounding sensitive land uses. Note—extractive industry operations may only occur outside of the hours of operation specified in the above table provided that it can be demonstrated that the use will achieve Performance outcome PO8.
		AO8.2	Public signage to warn of operations and safety hazards is provided to all boundaries of the site.
		AO8.3	Blasting and other operations are undertaken in a manner which complies with best practice approaches to vibration avoidance and management such as those identified in *Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)*.
Public safety			
PO9	Public access to the extractive industry site is effectively managed to discourage unauthorised or accidental public entry.	**AO9.1**	Safety fencing is provided to prevent unauthorised or accidental public access to the extractive industry site to the greatest extent practicable.
		AO9.2	Public signage to warn of extractive industry operations and safety hazards is provided to all boundaries of the site.
Site rehabilitation			
PO10	Rehabilitation of the extractive industry site provides:- (a) progressive/staged rehabilitation works; (b) appropriate clean-up works (taking particular account of areas of possible soil contamination); (c) agreed landform and soil profiles; (d) suitable revegetation; and (e) establishment phase requirements.	**AO10**	The extractive industry provides for all rehabilitation works to be undertaken in accordance with an approved expected final landform design and site rehabilitation plan. Editor's note—the Council may require rehabilitation works to be bonded to ensure the effective return of disturbed areas to acceptable land use suitability.

9.3.7 Home based business code

9.3.7.1 Application

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

(a) being a material change of use for home based business; and

(b) identified as requiring assessment against the Home based business code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.7.2 Purpose and overall outcomes

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

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

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

(b) a home based business is conducted in a manner that maintains the residential character and amenity of the locality;

(c) a home based business is operated in a safe manner and does not impose an unreasonable load on infrastructure services.

9.3.7.3 Assessment benchmarks and requirements

Table 9.3.7.3.1 Assessment benchmarksfor assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
Operation as bona fide working from home activity			
PO1	The home based business is conducted as a bona fide working from home activity.	**AO1**	Other than a bed and breakfast, the home based business is conducted:- (a) on, in, under or within the curtilage of a dwelling house or dual occupancy or another enclosed structure such as a shed or a garage on the same site as the dwelling; or (b) within a multiple dwelling. **OR** For a home based business operating as a bed and breakfast, the bed and breakfast is conducted within the dwelling house.
Scale of use and protection of amenity			
PO2	The home based business is limited in size and scale so that:- (a) the amenity of the existing neighbourhood is protected; and (b) the home based business remains ancillary to the residential use of the premises.	**AO2.1**	For a home based business, other than a bed and breakfast, conducted in association with a dwelling house or dual occupancy:- (a) the total area (both in and outside of the dwelling) used for the home based business does not exceed:- (i) 40m² where the dwelling is located on a lot not more than 2,000m² in area; or

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Performance outcomes		Acceptable outcomes	
			(ii) 80m² where the dwelling is located on a lot more than 2,000m² in area; (b) no more than 2 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day; and (c) the home based business does not involve more than:- (i) 2 persons, including residents of the dwelling; or (ii) where the site is in the Rural zone, 4 persons, including residents of the dwelling. **OR** For a home based business conducted within a multiple dwelling:- (a) the total gross floor area used for the home based business does not exceed:- (i) 20m²; and (ii) 10% of the area of any floor level on which the home based business is located; (b) the home based business does not involve outdoor use areas; (c) no more than 2 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day; and (d) the home based business involves only the persons who are residents of the dwelling. **OR** For a home based business operating as a bed and breakfast:- (a) the use is conducted from a dwelling house; (b) at least one bedroom within the dwelling house is excluded from use by guests; and (c) the maximum number of bedrooms used to accommodate guests is 3 and the maximum number of guests accommodated at any one time is 6.
		AO2.2	Not more than one home based business is conducted on the premises.
PO3	The home based business does not involve any materials, equipment or processes that cause nuisance or detrimentally impact on residential amenity.	**AO3.1**	The home based business does not produce any dust emissions.
		AO3.2	The home based business does not produce a noticeable smell in excess of 1 odour unit beyond the site boundaries.
		AO3.3	The home based business does not produce noise which exceeds the background noise level plus 5 dB(A) (8.00am – 6.00pm) (measured as an adjusted sound level).
		AO3.4	Loading or unloading of goods is not

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Performance outcomes		Acceptable outcomes	
			undertaken by a vehicle larger than a small rigid vehicle (SRV).
		AO3.5	A maximum of 1 commercial vehicle (not including a heavy rigid vehicle (HRV) or articulated vehicle (AV)) associated with the home based business is parked/garaged on the premises.
		AO3.6	No vehicle is fuelled, serviced or repaired on the premises.
		AO3.7	Materials or equipment used or goods manufactured, serviced or repaired are stored within a building on the premises.
		AO3.8	Trade person's storage and horticultural activities are located at the rear of the dwelling and any vehicle, or stored equipment or materials, is screened from view from all public places and adjoining residential premises.
		AO3.9	The home based business does not involve any activity defined as an environmentally relevant activity in the *Environmental Protection Regulation 2008.*
		AO3.10	Where goods are offered for sale from the premises, there is no public display of such goods.
PO4	The hours of operation of the home based business do not cause a nuisance or detrimentally impact on residential amenity.	**AO4**	The hours of operation of the home based business are limited to:- (a) between 8.00am and 6.00pm, Mondays to Saturdays; and (b) not at all on Sundays or public holidays. Note—the above hours of operation do not apply to a bed and breakfast or the office activities of a home based business.
On-site car parking			
PO5	Sufficient and convenient on-site car parking is provided to accommodate the needs of the home based business.	**AO5**	In addition to the parking required for the primary residential use, the following on-site parking is provided where the home based business attracts customer vehicles to the premises:- (a) 1 space for customer parking; plus (b) 1 space per non-resident employee; or (c) 1 space per guest room for a bed and breakfast. Any required on-site parking spaces may be provided in tandem to the residential parking spaces.
Signage			
PO6	Signage associated with the home based business is small, unobtrusive and appropriate to its location and setting.	**AO6**	Not more than 1 advertising device is erected on the premises and the sign:- (a) includes only the name of the occupier and/or the business conducted on the premises; (b) has a maximum sign face area of 0.3m²;

Performance outcomes		Acceptable outcomes	
			(c) is attached to a fence or wall; and (d) is not illuminated or in motion.
Services and utilities			
PO7	The home based business does not detrimentally impact on the capacity of infrastructure services.	**AO7**	No greater load is imposed on any public utility than would reasonably be expected from that normally associated with a residential activity.
Storage of chemicals			
PO8	The risk to occupiers, employees and neighbouring residents from the storage of chemicals and hazardous substances is minimised.	**AO8.1**	Quantities of chemicals or gases or other hazardous materials do not exceed the limits normally associated with a residential activity.
		A08.2	Storage of flammable and combustible liquids complies with the minor storage provisions of *Australian Standards AS1940 – The Storage and Handling of Flammable and Combustible Liquids.*
Additional assessment benchmarks and requirements for bed and breakfast accommodation			
Temporary accommodation			
PO9	Bed and breakfast accommodation is provided for short-term stay only.	**AO9**	Guests stay no more than 14 consecutive nights.
Guest facilities			
PO10	An acceptable standard of facilities is provided for guests of the bed and breakfast.	**AO10.1**	Guests are provided with a bedroom capable of being enclosed to prevent visual or other intrusion by members of the host family or other guests.
		AO10.2	A separate bathroom and toilet facility is provided within the dwelling house for the exclusive use of guests.
Supporting small scale commercial activities			
PO11	Small scale commercial activities that support the Farm Stay or Bed and Breakfast home based business does not detract from the predominant residential or rural amenity of the site or surrounding area.	**AO11.1**	Small scale commercial activities that support farm stay or bed and breakfast home based business are limited to:- (a) Tea house; (b) Art gallery; (c) Private museum; (d) Cellar door; or (e) Boutique retail.
		AO11.2	Small scale commercial activities must be associated with an operational bed and breakfast or farm stay home based business.
		AO11.3	Only one small scale commercial activity can occur on site.
		AO11.4	The hours of operation of the home based business are limited to between 9.00am and 5.00pm, Mondays to Sundays.
		AO11.5	No more than twelve (12) customers can access the small scale commercial activity at any time.
		AO11.6	A minimum of one (1) car parking space per two (2) customers are provided for customer car parking on-site.

9.3.8 Industry uses code

9.3.8.1 Application

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

9.3.8.2 Purpose and overall outcomes

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

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

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

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

(c) an industry use is provided with appropriate infrastructure, services and utilities;

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

(e) an industry use avoids or effectively mitigates adverse impacts on the amenity of adjoining and nearby non-industry uses where these uses are located in a zone other than an industry zone; and

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

9.3.8.3 Assessment benchmarks and requirements

Table 9.3.8.3.1 Assessment benchmarks for assessable development and requirements for accepted development

Note—where a proposed industry use that is accepted development subject to requirements is to be located in an existing building, only acceptable outcomes AO9.1, AO9.2, AO9.3, AO9.4, AO9.5, AO10.1, AO10.2, AO10.3, AO11.1, AO11.2 and AO12 of **Table 9.3.8.3.1 (Assessment benchmarks for assessable development and requirements for accepted development subject to requirements)** apply.

Performance outcomes		Acceptable outcomes	
Built form, streetscape character and protection of amenity			
PO1	Buildings and structures associated with the industry use:- (a) are of a scale and design which is appropriate to an industrial setting whilst contributing positively to the visual character and streetscape of the area; and (b) are designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby sensitive land uses.	**AO1.1**	Buildings have a maximum height above ground level of:- (a) 10m if located in the Low impact industry zone or a non-industry zone; (b) 15m if located in the Medium impact industry zone; and (c) 20m if located in the High impact industry zone or Waterfront and marine industry zone.
		AO1.2	Site cover does not exceed 75%.
		AO1.3	Buildings and structures are setback a minimum of:-

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Performance outcomes		Acceptable outcomes	
			(a) 9m to the primary street frontage; (b) 3m to any secondary street frontage; and (c) 10m from any side or rear boundary where adjoining a sensitive land use or land in a residential zone or the Community facilities zone. Note—where not adjoining a sensitive land use or land in a residential zone or the Community facilities zone, no minimum side or rear boundary setback applies.
		AO1.4	Where the site has a common boundary with a sensitive land use or land in a residential zone or the Community facilities zone:- (a) no openings occur in walls facing a common boundary; (b) acoustic screening is provided to all areas where work could be conducted outside of the building, including waste storage and refuse areas, so that off-site noise emissions are avoided or do not cause a nuisance; and (c) noise emitting services such as air conditioning equipment, pumps and ventilation fans are located as far away as possible from residential areas.
		AO1.5	The main entry to any building is easily identifiable, and directly accessible, from the street, or the primary street frontage if the site has more than one street frontage.
PO2	The industry use is attractive when viewed from a major road.	**AO2**	Where the industry use has frontage to or overlooks a major road:- (a) building design incorporates variations in parapet design, roofing heights and treatments; (b) a 2m wide landscape strip is provided adjacent to the frontage of the site within the site boundaries; and (c) any security fencing is set within or located behind the landscaping strip rather than adjacent to the major road.
PO3	Buildings and structures associated with the industry use are designed to:- (a) promote passive surveillance of public and semi-public spaces; and (b) enhance personal safety and security.	**AO3.1** **AO3.2**	Lighting is provided within parking and pedestrian areas during hours of operation of the industry use. Windows and entrances to buildings are positioned to provide for casual surveillance of adjacent public and semi-public places.
Landscaping and buffering			
PO4	The industry use incorporates landscaping that:- (a) makes a positive contribution to the streetscape; (b) provides shade to open car parking areas; and (c) buffers the development from adjoining sensitive uses.	**AO4.1** **AO4.2**	A minimum of 10% of the site is landscaped. Landscape strips within the site boundaries are provided adjacent to street frontages with a minimum width complying with the following:- (a) 3m along a primary street frontage for

Performance outcomes		Acceptable outcomes	
			a site with an area of 2,000m² and greater; (b) 2m along a primary street frontage for a site less than 2,000m² in area; and (c) 1m along a secondary street frontage if a corner site.
		AO4.3	For car parking areas with 12 or more spaces, shade trees are provided in car parking areas at a ratio of 1 tree for every 6 car parking spaces.
		AO4.4	Where adjoining a sensitive land use, or land included in a residential zone, a minimum 1.8m high solid screen fence and a minimum 3m wide landscaped strip is provided for the full length of the common boundary.
		AO4.5	Landscape planting:- (a) comprises a variety of shade trees, shrubs and groundcovers; and (b) utilises locally endemic and/or native species as specified in the **Planning scheme policy for development works**.
Services and utilities			
PO5	The industry use is provided with:- (a) a safe and reliable water supply; (b) a waste disposal system and stormwater drainage which maintains acceptable public health and environmental standards; (c) energy and telecommunications infrastructure; (d) appropriate frontage works; and (e) refuse storage areas that are suitably screened from the street.	**AO5.1**	Where available, the industry use is provided with:- (a) a connection to stormwater drainage, electricity, gas and telecommunications services at no cost to the Council, including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services; Editor's note—the provision of tele-communications infrastructure is regulated in accordance with Federal Government legislation. (b) reticulated sewerage where the development is within a sewerage service area. Where the development is not within a sewerage service area, an on-site treatment and disposal system is provided that complies with the requirements of the *Plumbing and Drainage Act 2003; and* Editor's note—the sewerage service area is shown on the Plans for Trunk Infrastructure – Wastewater. (c) reticulated water where the development is within a water supply service area. Where the development is not within a water supply service area, development is provided with adequate on-site rainwater collection. Editor's note—the water supply service area is shown on the Plans for Trunk Infrastructure – Water Supply.

Performance outcomes		Acceptable outcomes	
		AO5.2	Infrastructure is planned, designed and constructed in accordance with Council's Priority Infrastructure Plan, and the **Planning scheme policy for development works,** or where applicable, the requirements of the service provider.
		AO5.3	Kerb and channel is constructed for the full length of the road frontage in accordance with the standards specified in the **Planning scheme policy for development works**.
		AO5.4	The layout and design of the industry use provides for on-site storage of refuse so that it is not visible from the street.
PO6	Development works and connections to infrastructure and services are undertaken in accordance with accepted engineering standards and are completed prior to commencement of the use.	**AO6.1**	All development works are certified by a Registered Professional Engineer Queensland (RPEQ).
		AO6.2	All connections to infrastructure and services are in accordance with the requirements of the relevant service provider.
PO7	Development near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure:- (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	**AO7**	Development that will involve building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the **Planning scheme policy for development works.**
PO8	Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.	**AO8**	Stormwater and water quality outcomes comply with the stormwater design objectives of **Table 9.3.8.3.3 (Construction Phase – stormwater management design objectives)** and **Table 9.3.8.3.4 (Post Construction Phase – stormwater management design objectives).**
Environmental performance			
PO9	The industry use ensures that any emissions of odour, dust, air pollutants, noise, light or vibration does not cause nuisance to, or have an unreasonable adverse impact on, adjoining or nearby premises. Editor's note—in addition to complying with the corresponding acceptable outcomes, development involving industry activities will also need to comply with relevant environmental legislation including the *Environmental Protection Act 1994* and subordinate legislation.	**AO9.1**	The industry use achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the *Environment Protection (Noise) Policy*.
		AO9.2	The industry use achieves the environmental values and air quality objectives set out in the *Environmental Protection (Air) Policy*.
		AO9.3	The industry use does not produce any odour emissions in excess of 1 odour unit beyond the site boundaries.
		AO9.4	The industry use ensures that any vertical illumination resulting from direct, reflected or other incidental lighting emanating from the site does not exceed 8 lux when measured at any point 1.5m outside the site boundaries and at any level from ground level upwards.

Performance outcomes		Acceptable outcomes	
		AO9.5	Vibrations resulting from the industry use do not exceed the maximum acceptable levels identified in *Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)*.
PO10	The industry use provides for the collection, treatment and disposal of all liquid waste such that:- (a) there is no off-site release of contaminants; (b) all wastes are collected and disposed of in accordance with relevant license and approval conditions and/or relevant government or industry standards; and (c) there are adverse impacts on the quality of surface water or groundwater resources.	**AO10.1** **AO10.2** **AO10.3**	Waste water associated with the industry use is disposed of to Council's sewerage system or an on-site industrial waste treatment system. Liquid wastes that cannot be disposed of to Council's sewerage system or the on-site industrial waste treatment system are disposed of off-site to an approved waste disposal facility. No discharge of waste occurs to local waterways (including dry waterways) or natural wetlands.
PO11	The industry use does not contaminate or pollute stormwater runoff from the site.	**AO11.1** **AO11.2**	Areas where hazardous materials or potentially contaminating substances are stored or used are roofed. Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.
On-site retail sales			
PO12	Any retail sales conducted from the premises are ancillary to the industry use.	**AO12**	On-site retail sales are limited to goods manufactured or assembled on the premises. **OR** On-site retail sale of goods not manufactured or assembled on the premises, including display areas, is limited to a gross floor area of 50m² or 5% of the gross floor area of the premises, whichever is the lesser.

Table 9.3.8.3.2 Assessment benchmarks for assessable development only

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The industry use is established on land included in an industry zone or another zone that is suitable having regard to:- (a) the suitability of the land for an industry use; (b) the nature, scale and intensity of the industry use; (c) the infrastructure and services needs of the industry use; and (d) the preferred character of the local area.	**AO1**	No acceptable outcome provided.
PO2	The industry use is established on a site with sufficient area and dimensions to accommodate required buildings, parking and service areas, storage areas, landscaping, vehicle access and on-site movement.	**AO2**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
Site layout			
PO3	The layout and design of the industry use ensures that:- (a) premises are safe, secure and legible; (b) movement systems (including roads and pathways) and accessible on-site parking and manoeuvring areas, meet the needs of users and employees; (c) premises contribute to an attractive address to the street, with buildings integrated with landscaping and security fencing to provide a quality contemporary appearance; (d) surplus areas that may become unsightly or difficult to manage due to their size, configuration or access limitations are not created.	**AO3**	No acceptable outcome provided.

Table 9.3.8.3.3 Construction Phase – stormwater management design objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • ..... Distribute area open for <12 months – 1 in 2 year ARI event; • ..... Distributed area open for 12-24 months – 1 in 5 year ARI event; • ..... Distributed area open for >24 months – 1 in 10 year ARI event; 2. Design capacity excludes minimum 150mm freeboard; and 3. Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • ..... Potential soil loss; or • ..... Monthly erosivity; or • ..... Average monthly rainfall; 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • ..... Design storm for sediment basin sizing is 80th% five-day event or similar; 3. Site discharge during sediment basin dewatering: • ..... TSS < 50 mg/L TSS; and • ..... Turbidity not >10% receiving waters turbidity; and • ..... pH 6.5-8.5.
Water quality	Litter and other waste hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove grass pollutants; 2. Ensure there is no visible oil or grease sheen on released waters; 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1 year and 100 year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Table 9.3.8.3.4 Post Construction Phase – stormwater management design objectives

Climatic region	Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
	Total suspended solids (TSS)	**Total Phosphorus (TP)**	**Total nitrogen (TN)**	**Gross pollutants >5 mm**	
Central Queensland (South)	85	60	45	90	Development for urban purposes within population centres greater than 3000 persons.
All	N/A	N/A	N/A	N/A	Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded. For peak flow for the 1 year ARI event, use co-located storages to attenuate site discharge rate of stormwater.
	Waterway stability management • Limit the peak 1 year ARI event discharge within the receiving waterway to the pre-development peak 1 year ARI event discharge.				

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9.3.9 Market code

9.3.9.1 Application

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

(a) being a material change of use for a market; and

(b) identified as requiring assessment against the Market code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.9.2 Purpose and overall outcomes

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

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

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

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

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

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

9.3.9.3 Assessment benchmarks and requirements

Table 9.3.9.3.1 Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The market is operated at a location where the attraction of a large number of people is consistent with the preferred character of the local area.	**AO1**	The market is located on or adjoining land included in a centre zone, the Community facilities zone, the Open space zone or the Sport and recreation zone[6].
PO2	The market minimises economic impacts on established businesses in the vicinity of the market.	**AO2**	Where market stalls are proposed to be located adjacent to existing shops, the market is not held on more than 2 days per week.
Site layout			
PO3	The market is designed to provide for:- (a) convenient pedestrian access and movement; (b) legibility and accessibility between stalls and existing surrounding uses; and (c) pedestrian comfort and safety, including the provision of public convenience facilities.	**AO3.1** **AO3.2**	Pedestrian access or pathways a minimum of 2m wide are provided between:- (a) stall fronts; and (b) stalls and existing shop fronts. Public toilets:- (a) are provided within the area of the market or are located within 250m of the market;

[6] Editor's note—a market conducted on public parks and roads requires authorisation from the Council as the land manager for these community assets. Compliance with the requirements of the planning scheme does not provide authorisation for a market to be conducted. Potential market operators should contact Council for further information.

Performance outcomes		Acceptable outcomes	
			(b) remain open and accessible for use during market hours; and (c) are maintained in a clean, safe and tidy state.
		AO3.3	Directional signage is provided to identify the location of and the entry to public toilet facilities.
Operation and protection of amenity			
PO4	The market is operated in a manner that does not cause environmental nuisance or adverse amenity impacts to neighbouring and nearby residents and other sensitive uses having regard to:- (a) the generation of noise, dust, odour and light emissions; and (b) hours and frequency of operation.	**AO4.1**	The market is conducted, including set-up and pack-up time, between the hours of 5.00am and 10.00pm.
		AO4.2	The market is held on not more than two days per week.
		AO4.3	The use of amplified music, megaphones, public address systems and noise generating plant and equipment is avoided.
		AO4.4	Noise generated from the market complies with the level of noise emissions prescribed under the *Environmental Protection (Noise) Regulations 1997.*
		AO4.5	Any outdoor lighting associated with the market is designed, installed, operated and maintained in accordance with *AS4282 – The Control of the Obtrusive Effects of Outdoor Lighting.*
		AO4.6	Any temporary lighting is dismantled immediately on closure of the markets.
Waste management			
PO5	The market is established and operated to provide a safe and healthy environment and provides waste disposal facilities which are appropriate to the type and scale of the market.	**AO5.1**	Waste containers are provided on the premises for the disposal of waste from stall holders and the public at a rate of:- (a) 1 standard waste container for each food stall (not including existing street bins); and (b) 1 standard waste container and 1 recycled waste container for every 4 non-food stalls (not including existing street bins).
		AO5.2	The area used for market purposes is maintained in a clean, safe and tidy state:- (a) during market hours; and (b) at the conclusion of each day's trading.
Access and parking			
PO6	The design and management of access, parking and vehicle movement protects the functioning of the road network and provides safe vehicular, pedestrian and cyclist access to and from the site.	**AO6**	Where the market is conducted on a footpath and the adjoining road remains open to vehicle use, a minimum 1.2m clearance from the kerb to any market structure or use area is provided.

9.3.10 Multi-unit residential uses code

9.3.10.1 Application

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

9.3.10.2 Purpose and overall outcomes

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

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

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

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

(c) a multi-unit residential use incorporates high quality landscaping and well designed and useable communal and private open space areas;

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

(e) a multi-unit residential use incorporates and is supported by infrastructure and services commensurate with the scale of the use and its location.

9.3.10.3 Assessment benchmarks

Table 9.3.10.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Site layout and relationship of buildings to site features			
PO1	The multi-unit residential use is sited and designed so as to:- (a) take account of its setting and site context; (b) create an attractive living environment for residents; and (c) make a positive contribution to the character of the street and local area.	**AO1**	No acceptable outcome provided. Editor's note—the preparation of a site analysis plan may assist in establishing compliance with the performance outcome.
PO2	The multi-unit residential use is located on a site which has an area and dimensions capable of accommodating a well-designed and integrated multi-unit development incorporating:- (a) vehicle access, parking and manoeuvring areas; (b) communal and private open space areas and landscaping; and (c) any necessary buffering to incompatible uses or sensitive environments.	**AO2.1** **AO2.2**	The multi-unit residential use is located on a lot having a minimum area of 800m². The multi-unit residential use is not located on a hatchet shaped lot.

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Performance outcomes		Acceptable outcomes	
Building response to sub-tropical climate			
PO3	The multi-unit residential use incorporates passive design responses that acknowledge and reflect the region's sub-tropical climate. Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.	**AO3**	No acceptable outcome provided.
Relationship of buildings to streets, public spaces and private open space			
PO4	The multi-unit residential use is sited and designed to:- (a) provide a visibly clear pedestrian entrance to and from the building; and (b) minimise the potential for pedestrian and vehicular conflict.	**AO4**	The building is sited and designed such that:- (a) the main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage; (b) pedestrian access to the entrance of the building(s) or individual dwellings is easily discerned; and (c) vehicular access to the site is separate from the pedestrian access.
PO5	The multi-unit residential use is sited and designed to:- (a) address and provide a semi-active frontage to the street, adjacent parkland or other public areas; (b) promote casual surveillance of public and semi-public spaces; (c) contribute to a residential character; and (d) achieve a high level of amenity for dwellings within the site.	**AO5**	The building is sited and designed such that:- (a) street and parkland frontages of the site comprise "semi-active uses/spaces" such as habitable rooms, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; and (b) the number of dwellings, rooming units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.
PO6	The multi-unit residential use is designed to ensure that car parking areas, services and mechanical plant do not visually dominate the site or surrounding area.	**AO6.1** **AO6.2**	Any car parking area or other associated structures are integrated into the design of the development such that:- (a) they are screened from view from frontages to streets, parks and adjoining land; (b) they are not located between the building and the street address except uncovered visitor parking spaces; and (c) a basement car parking area does not protrude above the adjacent ground level by more than 1m. Services and mechanical plant, including individual air conditioning equipment for dwellings or rooming units, is visually integrated into the design and finish of the building or effectively screened from view.
Building mass and composition			
PO7	The multi-unit residential use is sited and designed in a manner which:- (a) minimises building mass and scale; (b) provides visual interest through building articulation and architectural design features; and	**AO7.1**	Where a standalone multi-unit residential use, the site cover of all buildings on a site does not exceed:- (a) 50% if 1 storey; and (b) 40% if 2 or more storeys.

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Performance outcomes		Acceptable outcomes	
	(c) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape.		**OR** Where forming part of a mixed use development, the site cover of all buildings on a site does not exceed:- (a) 70% for that part of a building not exceeding 8.5m in height; and (b) 40% for that part of a building exceeding 8.5m in height.
		AO7.2	The building incorporates most or all of the following design features:- (a) vertical and horizontal articulation such that no unbroken elevation is longer than 15m; (b) variations in plan shape, such as curves, steps, recesses, projections or splays; (c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a facade treatment at a finer scale than the overall building structure; (d) balconies, verandahs or terraces; and (e) planting, particularly on podiums, terraces and low level roof decks.
PO8	The multi-unit residential use is sited and designed so as to:- (a) provide amenity for users of the premises whilst preserving the privacy of adjoining and nearby properties; (b) provide adequate separation distance from adjoining uses; (c) preserve any existing vegetation that will buffer the proposed building; (d) allow for landscaping to be provided between buildings and street frontages and between neighbouring buildings; and (e) maintain the visual continuity and pattern of buildings and landscape elements within the street.	**AO8**	Buildings and structures comply with the minimum boundary setbacks specified in:- (a) **Table 9.3.10.3.5 (Minimum boundary setbacks for multi-unit residential uses)**; and (b) if on a site with frontage to the Esplanade, Dayman Street (Pulgul Street to James Street) or Pulgul Street (The Esplanade to Dayman Street), **Table 9.3.10.3.6 (Minimum street frontage setbacks for Hervey Bay Esplanade streets).** Note—the minimum street frontage setbacks specified in **Table 9.3.10.3.6** do not apply to sites fronting the Esplanade that are included in Precinct HDR1 (Hervey Bay tourism nodes) of the High density residential zone.
PO9	The multi-unit residential use is in a building which has a top level and roof form that is shaped to reduce the apparent bulk of the building and provide a visually attractive skyline silhouette.	**AO9**	No acceptable outcome provided.
Privacy and amenity			
PO10	The multi-unit residential use ensures that dwellings, rooming units, private open spaces and adjoining residential uses are provided with a reasonable level of privacy.	**AO10.1**	Non-habitable room windows of one dwelling or rooming unit are not located opposite the non-habitable room windows of another dwelling or rooming unit unless views are controlled by screening devices, distance, landscaping or design of the opening.
		AO10.2	Where habitable room windows look directly at habitable room windows in an adjacent dwelling or rooming unit within 2m at the ground storey or 9m at levels above the ground storey, privacy is

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Performance outcomes		Acceptable outcomes	
			protected by:- (a) window sill heights being a minimum of 1.5m above floor level; or (b) fixed opaque glazing being applied to any part of a window below 1.5m above floor level; or (c) fixed external screens; or (d) if at ground level, screen fencing to a minimum height of 1.8m.
		AO10.3	For development up to and including 3 storeys in height, the outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas is screened where direct view is available into private open space of an existing dwelling.
PO11	Noise from external noise sources does not unreasonably impact upon residents of the multi-unit residential use.	**AO11**	No acceptable outcome provided. Editor's note—an acoustic assessment report prepared in accordance with the **Planning scheme policy for information the Council may require** may assist in establishing compliance with the performance outcome.
PO12	Noise from communal open space areas, service areas or plant and equipment does not unreasonably impact upon residents of the multi-unit residential use or on neighbouring residential premises or other noise sensitive use.	**AO12**	No acceptable outcome provided. Editor's note—an acoustic assessment report prepared in accordance with the **Planning scheme policy for information the Council may require** may assist in establishing compliance with the performance outcome.
PO13	The multi-unit residential use does not diminish residential amenity due to unreasonable impacts of artificial illumination.	**AO13**	Glare conditions or excessive 'light spill' into dwellings, rooming units, adjacent sites and public spaces is avoided or minimised through measures such as:- (a) the use of building design and architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and (b) the alignment of driveways and servicing areas to minimise vehicle headlight impacts on residential accommodation and private open space.
Open space and landscaping			
PO14	The multi-unit residential use provides communal and private open space such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces, and accommodate visitors.	**AO14.1**	At least 25% of the site area is provided as communal open space inclusive of required buffer strips and clothes drying areas.
		AO14.2	Each ground floor dwelling or rooming unit has a courtyard or similar private open space area directly accessible from the main living area and complying with the following minimum areas and dimensions respectively:- (a) $10m^2$ and 2.5m for a studio or rooming unit; (b) $18m^2$ and 2.5m for a 1 bedroom unit; and (c) $20m^2$ and 3.0m for a 2 or more bedroom unit.
		AO14.4	Each dwelling or rooming unit above

Performance outcomes		Acceptable outcomes	
			ground floor level has a balcony or similar private open space area directly accessible from the living area and complying with the following minimum areas and dimensions respectively:- (a) $4.5m^2$ and 1.7m for a studio or rooming unit; (b) $5.5m^2$ and 2.1m for a 1 bedroom unit; and (c) $8m^2$ and 2.4m for a 2 or more bedroom unit.
PO15	Landscaping provided in conjunction with the multi-unit residential use:- (a) enhances privacy between dwellings, rooming units and private open space on the site and adjoining development; (b) assists in providing microclimatic control to buildings, communal and private open space; (c) makes a positive contribution to the streetscape and incorporates existing significant vegetation wherever possible; and (d) maintains opportunities for casual surveillance of public and semi-public areas.	**AO15.1**	Existing significant vegetation is retained and integrated within the landscaping concept for new development. **OR** Where existing significant vegetation is to be removed or damaged to make way for new development, it is replaced with mature vegetation of the same or similar species within or adjacent to the development site.
		AO15.2	Where provided, street trees are located between footpaths and the street or parking lanes.
		AO15.3	On-site landscaping is provided in accordance with the following:- (a) a minimum 2m wide densely planted landscaped buffer strip is provided along the full frontage of the site (not otherwise occupied by buildings or driveways); (b) planting areas are provided on top of podium levels; (c) storage and utility areas are completely screened by vegetation or built screens, except for access ways to these areas; (d) landscape planting utilises locally endemic and/or other native species as specified in the **Planning scheme policy for development works**; and (e) within neighbourhood character areas, non-native/endemic species that form part of the landscape character of an area or place are used.
PO16	Fences and walls used in landscaping for the multi-unit residential use:- (a) assist the development to address the street; (b) enable the use of private open space abutting the street; (c) provide an acoustic barrier for traffic noise; (d) highlight site and building entrances; (e) maintain safety and opportunities for casual surveillance; and (f) do not unreasonably impact upon the amenity of the site or surrounding areas.	**AO16.1**	Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street frontages.
		AO16.2	Fences and walls along a front boundary, or a common boundary to a park or similar public open space, have a maximum height of not more than:- (a) 1.8m if 50% transparent; or (b) 1.2m if solid.
		AO16.3	Front fences and walls are setback behind the 2m wide landscaping strip.
		AO16.4	Where not adjoining a park or similar public open space, a minimum 1.8m high

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Performance outcomes		Acceptable outcomes	
			solid screen fence is provided and maintained along the full length of any side or rear boundary.
Services and utilities			
PO17	Development is provided with infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs.	**AO17.1**	Where available, development is provided with:- (a) a connection to stormwater drainage, electricity, gas and telecommunications services at no cost to the Council, including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services; Editor's note—the provision of tele-communications infrastructure is regulated in accordance with Federal Government legislation. (b) reticulated sewerage where the development is within a sewerage service area. Where the development is not within a sewerage service area, an on-site treatment and disposal system is provided that complies with the requirements of the *Plumbing and Drainage Act 2003; and* Note—the sewerage service area is shown on the Plans for Trunk Infrastructure – Wastewater. (c) reticulated water where the development is within a water supply service area. Where the development is not within a water supply service area, development is provided with adequate on-site rainwater collection. Note—the water supply service area is shown on the Plans for Trunk Infrastructure – Water Supply.
		AO17.2	Infrastructure is planned, designed and constructed in accordance with Council's Priority Infrastructure Plan, and the **Planning scheme policy for development works,** or where applicable, the requirements of the service provider.
PO18	Development near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure:- (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	**AO18**	Development that will involve building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the **Planning scheme policy for development works**.
PO19	Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.	**AO19**	Stormwater and water quality outcomes comply with the stormwater design objectives of **Table 9.3.10.3.7 (Construction Phase – stormwater management design objectives)** and **Table 9.3.10.3.8 (Post Construction Phase – stormwater management**

Performance outcomes		Acceptable outcomes	
			design objectives).
Site facilities and waste management			
PO20	Adequate communal clothes drying facilities are provided where dwellings or rooming units are not provided with individual drying facilities.	**AO20**	Where dwellings or rooming units are not provided with individual clothes drying facilities, one or more outdoor communal clothes drying areas are provided in an accessible location, equipped with robust clothes lines.
PO21	Refuse disposal areas are located in convenient and unobtrusive positions and are capable of being serviced by the Council's cleansing contractor.	**AO21.1** **AO21.2** **AO21.3**	The multi-unit residential use provides for the on-site storage of refuse. Refuse disposal areas and storage areas are screened by a solid fence or wall having a minimum height of 1.2m. Refuse storage areas are not directly visible from the road.
Fire services in community title developments			
PO22	Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO22.1** **AO22.2**	Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
PO23	Road widths and construction within the development are adequate for fire emergency vehicle to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	**AO23**	Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.
PO24	Hydrants are suitably identified so that fire services can locate them at all hours.	**AO24**	Hydrants are identified as specified in 'Identification of street hydrants for firefighting purposes' available under 'Publications' on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~/media/busind/techstdpubs/trum/125Amend18.pdf

Table 9.3.10.3.2 Assessment benchmarks for assessable development – additional requirements for rooming accommodation or short-term accommodation

Performance outcomes		Acceptable outcomes	
PO1	The rooming accommodation or short-term accommodation use is provided with sufficient kitchen, dining, laundry and common room facilities to accommodate the needs of residents and staff.	**AO1**	No acceptable outcome provided.

Table 9.3.10.3.3 Assessment benchmarks for assessable development – additional requirements for non-resident workforce accommodation or rural workers accommodation if located in the Rural zone[7]

Performance outcomes		Acceptable outcomes	
PO1	The non-resident workforce accommodation or rural workers accommodation use is sited and designed to:- (a) provide amenity for users of the premises; (b) avoid conflicts with residents and rural activities on surrounding properties; and (c) maintain the visual continuity and pattern of buildings and landscape elements within the locality.	**AO1**	The non-resident workforce accommodation or rural workers accommodation use is setback at least:- (a) 20m from any site frontage; and (b) 50m from any other site boundary.
PO2	The scale, design and external finish of buildings:- (a) complements the rural and/or natural character of the area and integrates with the surrounding natural landscape; and (b) incorporates colours and finishes that allow the buildings to blend in with the natural and rural landscape.	**AO2**	No acceptable outcome provided.

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[7] For these particular uses, where there is inconsistency between the assessment benchmarks in this table and the assessment benchmarks contained elsewhere in this code, the provisions in this table will prevail to the extent of the inconsistency.

Table 9.3.10.3.4 Assessment benchmarks for assessable development – additional requirements for mixed use development

Performance outcomes		Acceptable outcomes	
PO1	Where the multi-unit residential use forms part of a mixed use building or development, residents are provided with reasonable levels of privacy and security.	**AO1.1**	Entry areas for the residents of and visitors to dwellings or rooming units are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas.
		AO1.2	Clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other building users.
		AO1.3	Security measures are installed such that other building users do not have access to areas that are intended for the exclusive use of residents of and visitors to residential accommodation.

Table 9.3.10.3.5 Minimum boundary setbacks for multi-unit residential uses

Column 1 Building height	Column 2 Boundary type	Column 3 Minimum setback
Up to 8.5m	Side	2m
	Front (primary)[A]	6m
	Front (secondary)	3m
	Rear	2m
8.5m up to 16m	Side	4m
	Front (primary)[A]	6m
	Front (secondary)	4m
	Rear	6m
16m up to 21m	Side	6m
	Front (primary)[A]	6m
	Front (secondary)	6m
	Rear	6m
21m and above	Side	8m
	Front (primary)[A]	6m
	Front (secondary)	6m
	Rear	8m

[A] Note—**Table 9.3.10.3.6** below specifies alternative front boundary setbacks for certain streets in Hervey Bay in accordance with acceptable outcome AO8(b).

Table 9.3.10.3.6 Minimum street frontage setbacks for Hervey Bay Esplanade streets

Column 1 Building height	Column 2 Minimum setback from primary street frontage
Up to 11m	10m
11m up to 16m	15m
16m up to 21m	25m
21m and above	35m

Table 9.3.10.3.7 Construction Phase – stormwater management design objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • ..... Distribute area open for <12 months – 1 in 2 year ARI event; • ..... Distributed area open for 12-24 months – 1 in 5 year ARI event;

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Issue		Design Objectives
		• ..... Distributed area open for >24 months – 1 in 10 year ARI event; 2. Design capacity excludes minimum 150mm freeboard; and 3. Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • ..... Potential soil loss; or • ..... Monthly erosivity; or • ..... Average monthly rainfall; 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • ..... Design storm for sediment basin sizing is 80th% five-day event or similar; 3. Site discharge during sediment basin dewatering: • ..... TSS < 50 mg/L TSS; and • ..... Turbidity not >10% receiving waters turbidity; and • ..... pH 6.5-8.5.
Water quality	Litter and other waste hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove grass pollutants; 2. Ensure there is no visible oil or grease sheen on released waters; 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1 year and 100 year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Table 9.3.10.3.8 Post Construction Phase – stormwater management design objectives

<table>
<tr><th rowspan="2">Climatic region</th><th colspan="4">Design objectives
Minimum reductions in mean annual load from unmitigated development (%)</th><th rowspan="2">Application</th></tr>
<tr><th>Total suspended solids (TSS)</th><th>Total Phosphorus (TP)</th><th>Total nitrogen (TN)</th><th>Gross pollutants >5 mm</th></tr>
<tr><td>Central Queensland (South)</td><td>85</td><td>60</td><td>45</td><td>90</td><td>Development for urban purposes within population centres greater than 3000 persons.</td></tr>
<tr><td rowspan="2">All</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td rowspan="2">Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded.

For peak flow for the 1 year ARI event, use co-located storages to attenuate site discharge rate of stormwater.</td></tr>
<tr><td colspan="4">Waterway stability management
• Limit the peak 1 year ARI event discharge within the receiving waterway to the pre-development peak 1 year ARI event discharge.</td></tr>
</table>

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9.3.11 Nature-based tourism code

9.3.11.1 Application

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

(a) being a material change of use for nature-based tourism;

(b) identified as requiring assessment against the Nature-based tourism code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.11.2 Purpose and overall outcomes

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

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

(a) a nature-based tourism use is located and designed in a manner which sensitively respond to site characteristics;

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

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

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

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

9.3.11.3 Assessment benchmarks and requirements

Table 9.3.11.3.1 Assessment benchmarks for assessable development and requirements for accepted development (excluding Self-contained recreational vehicle grounds)

Performance outcomes		Acceptable outcomes	
Benchmarks and requirements for nature-based tourism uses generally			
Location and site suitability			
PO1	A nature-based tourism use is located such that it avoids land use conflicts with residents and rural uses on surrounding properties.	**AO1.1**	The nature-based tourism use is sited so as to not overlook the living areas of neighbouring or surrounding residential properties.
		AO1.2	The nature-based tourism use is setback at least:- (a) 50m from the common boundary of any property included in the Rural zone; and (b) 20m from any site boundary where the circumstances identified in (a) above do not apply.
PO2	The area of the site is sufficient to accommodate the use without	**AO2**	The site is at least 4 hectares in area.

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Performance outcomes		Acceptable outcomes	
	detracting from the rural or natural character and amenity of the local area.		
PO3	The nature-based tourism use is located such that it conserves the productive characteristics of agricultural land class A and B.	**AO3**	The nature-based tourism use is not located on:- (a) agricultural land class A and B where identified in the **Agricultural Land Overlay Maps (OM-002 Agricultural Land)**.
Building design and appearance			
PO4	The scale, design and external finish of buildings:- (a) complements the rural and/or natural character of the area and integrates with the surrounding natural landscape; (b) incorporates colours and finishes that allow the buildings to blend in with the natural and rural landscape.	**AO4.1** **AO4.2**	Buildings take the form of small, separate buildings which are visually separated. The architectural style and materials used for any new building comprise a mix of lightweight and textured external materials such as timber cladding and corrugated iron.
PO5	The height of any building or structure associated with the nature based tourism use does not:- (a) overshadow adjoining residences; (b) obstruct the outlook from adjoining lots; or (c) dominate the rural or natural landscape.	**AO5**	The maximum height of any building or structure does not exceed 8.5m above natural ground level.
Temporary accommodation			
PO6	Accommodation is provided for short-term stays only.	**AO6**	Guests stay no more than 14 consecutive nights.
Additional assessment benchmarks and requirements for cabin accommodation			
Intensity of use			
PO7	The size, scale and density of cabin accommodation do not detract from the rural character and amenity of the local area.	**AO7.1** **AO7.2** **AO7.3**	The gross floor area of each cabin does not exceed 60m². Site density does not exceed 4 cabins per hectare. The maximum number of cabins on any site does not exceed 8.
Guest facilities			
PO8	An acceptable standard of facilities is provided for guests.	**AO8**	Guest accommodation is self-contained. **OR** A common area or building is provided for meals and other facilities.
Services and utilities			
PO9	The cabin accommodation is provided with a level of infrastructure and services that is appropriate to its setting and commensurate with the needs of residents and guests.	**AO9.1** **AO9.2** **AO9.3**	Where reticulated sewerage is not available to the site the premises is connected to an on-site treatment and disposal system that complies with the requirements of the *Plumbing and Drainage Act 2003.* Where reticulated water supply is not available to the site the premises is provided with a reliable supply of potable water that includes on-site storage of at least 45,000L plus 2,000L per guest able to be accommodated on the premises. The cabin accommodation is provided with an electricity supply.

Additional assessment benchmarks and requirements for camping grounds			
Location and site suitability			
PO10	The camping ground is located close to valued recreation features or places of interest.	**AO10**	The camping ground is located within 1 kilometre of at least one of the following:- (a) a rural town or rural village; (b) a designated recreation trail; (c) a beach or lake; or (d) a National Park or Conservation Park.
Intensity of use			
PO11	The size and scale of the camping ground is appropriate to a rural or natural location and does not detract from the rural or natural character and amenity of the area.	**AO11.1** **AO11.2** **AO11.3** **AO11.4**	Site density does not exceed 20 camp sites per hectare. The maximum number of camp sites on any site does not exceed 100. The total gross floor area of all buildings associated with the operation of the camping ground does not exceed 500m². The camping ground does not include other constructed facilities such as sports courts or swimming pools.
Services and utilities			
PO12	The camping ground is provided with a level of infrastructure and services that is appropriate to its setting and commensurate with the needs of users.	**AO12.1** **AO12.2** **AO12.3**	A minimum of 1 unisex toilet is provided on-site for every 10 camp sites. Where reticulated sewerage is not available to the site the premises is connected to an on-site treatment and disposal system that complies with the requirements of the *Plumbing and Drainage Act 2003.* Where reticulated water supply is not available to the site the camping ground is provided with a reliable supply of potable water that includes on-site storage of at least 10,000L or 1,000L per camp site, whichever is the greater.

Table 9.3.11.3.2 Assessment benchmarks for assessable development and requirements for accepted development (Self-contained recreational vehicle grounds only)

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The site is appropriately located to avoid potential nuisance to existing or planned residential activities arising from noise, emissions and traffic generated by the use.	**AO1**	The ground is located on a lot in the Limited development (constrained land) zone, Environmental management and conservation zone or Rural zone. **OR** The ground is located on Council or State owned or controlled land in the Open Space zone or Community facilities zone.
PO2	The site is of a size and configuration capable of accommodating: (a) caravans, motorhomes and recreational vehicles; and (b) natural or landscaped buffer areas.	**AO2**	The site is a minimum area of 75m² per self- contained vehicle.
Intensity of use			
PO3	Self-contained recreational vehicle grounds have limited amenities and are	**AO3.1**	No more than 50 self-contained vehicles are onsite at any time.

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Performance outcomes		Acceptable outcomes	
	used for short-term stays in self-contained vehicles only.	**AO3.2**	Only self–contained vehicles are permitted to stay.
		AO3.3	Guests stay no more than 7 consecutive nights.
		AO3.4	The ground does not include constructed facilities such as sports courts, swimming pools or kiosks.
Services and utilities			
PO4	Self-contained recreational vehicle grounds incorporate infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs, including: (a) adequate rubbish storage and disposal; (b) a reliable potable water supply; (c) a unisex toilet connected to reticulated sewerage or on-site treatment and disposal facilities; and (d) a sewerage dump point.	**AO4.1**	For grounds which accommodate 10 or more self-contained vehicles, a minimum of 1 unisex toilet is provided.
		AO4.2	Where reticulated water supply is available to the site, the grounds are provided with access to water.
		AO4.3	Where the site is within a defined waste collection area, a central refuse collection bin is provided in accordance with Councils Waste Management Policy.
		AO4.4	Where reticulated sewer is available to the site, a dump point to receive the discharge of wastewater from holding tanks of guests' vehicles is provided.
Vehicle access			
PO5	Vehicle access to, from, and within the site is provided so as to: (a) be adequate for the type and volume of traffic to be generated; (b) not create or worsen any traffic hazard; (c) not have adverse effects on the amenity of the locality; and (d) ensure disturbance to surrounding land uses is avoided.	**AO5.1**	Vehicle access is limited to one major entry/ exit located on the lowest order road frontage.
		AO5.2	The site has sealed or fully formed gravel road access.
		AO5.3	Vehicle access to the site is to be provided in accordance with a plan approved by Council. Note: All works associated with vehicle crossovers must be approved by Council prior to construction commencing.
Signage			
PO6	Signage associated with the Self-contained recreational vehicle ground is small, unobtrusive and appropriate to a rural location.	**AO6**	Not more than 1 sign is erected on the premises and the sign: (a) has a maximum sign face area of 0.5m² per side; and (b) is not illuminated or in motion.

9.3.12 Relocatable home park and tourist park code

9.3.12.1 Application

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

(a) being a material change of use for a relocatable home park or tourist park (being a caravan park); and

(b) identified as requiring assessment against the Relocatable home park and tourist park code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.12.2 Purpose and overall outcomes

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

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

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

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

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

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

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

9.3.12.3 Assessment benchmarks and requirements

Table 9.3.12.3.1 Assessment benchmarks for assessable development (excluding Self-contained recreational vehicle grounds)

Performance outcomes		Acceptable outcomes	
Design and layout			
PO1	The design and layout of the relocatable home park or tourist park ensures that residents and guests are provided with a high quality living environment.	**AO1**	The design and layout of the relocatable home park or tourist park complies with the Acceptable Solutions in the *Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1998,* published by the Department of Communication and Information, Local Government, Planning and Sport. Note—where the provisions of this code (from AO2 onwards) are different to the *Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1998*, the provisions of this code prevail.

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO2	The relocatable home park or tourist park is located so that residents and guests have convenient access to:- (a) tourist attractions; (b) everyday commercial, community and recreation facilities; (c) public transport services.	**AO2**	No acceptable outcome provided.
PO3	The relocatable home park or tourist park (caravan park) is located on a site of an appropriate size and has suitable levels of accessibility.	**AO3.1**	The site:- (a) is at least 2 hectares in area in the case of a caravan park or at least 4 hectares in area in the case of a relocatable home park (or combined caravan park and relocatable home park); and (b) has a road frontage of at least 20m.
		AO3.2	Roads to which the site has access:- (a) have a minimum reserve width of 20m; (b) in an urban area, are fully constructed with bitumen paving for the full frontage of the site; (c) in a rural area are constructed to an acceptable all weather standard; and (d) are capable of accommodating any projected increase in traffic generated by the development.
PO4	The relocatable home park or tourist park is located and designed so that residents and users are not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance.	**AO4.1**	The site is not within:- (a) 250m of land included in the Medium impact industry zone; or (b) 500m of land included in the High impact industry zone.
		AO4.2	The relocatable home park or tourist park is not located on land where maximum concentrations of air pollutants exceed those recommended by the National Health and Medical Research Council.
Residential amenity and landscaping			
PO5	The relocatable home park or tourist park does not impact on the amenity of adjoining or nearby residential areas.	**AO5.1**	A 1.8m high solid screen fence is provided for the full length of any property boundary adjoining an existing residential use or land included in a residential zone.
		AO5.2	A 2m wide landscaped buffer strip is provided to the front, side and rear property boundaries of the site.
		AO5.3	Pools and other potentially noisy activities or mechanical plant are not located where they adjoin an existing residential use.
Privacy and separation			
PO6	A reasonable level of privacy and separation is available to all residents within the relocatable home park or tourist park.	**AO6.1**	Individual relocatable home sites:- (a) are at least 200m² in area; (b) are setback at least 6m from any external road frontage; (c) have a minimum frontage to any internal accessway of 10m; and (d) are clearly delineated and separated from adjoining sites by trees or shrubs.

Performance outcomes		Acceptable outcomes	
		AO6.2	Relocatable homes are not sited within 1.5m of the side and rear boundaries or within 3m of the front boundary of the individual relocatable home site.
		AO6.3	Individual caravan and cabin sites:- (a) are set back at least 12m from any external road frontage and 5m from any other property boundary; (b) are sited such that no part of any caravan is within 3m of any other caravan, tent, cabin or building; (c) have a frontage of at least 10m to any internal accessway; (d) are clearly delineated and separated from adjoining sites by trees or shrubs; (e) contain a clear area of at least 2.5m by 2.5m for outdoor space; and (f) ensure that no part of any caravan or cabin is within 2m of any internal accessway.
Residential density			
PO7	The relocatable home park or tourist park has a residential density that is compatible with the preferred character of the local area in which it is located.	**AO7**	No acceptable outcome provided.
Recreational open space			
PO8	The relocatable home park or tourist park provides recreational open space that is:- (a) provided to meet the needs of all residents; and (b) designed to promote resident safety through casual surveillance.	**AO8.1**	A minimum of 10% of the total site area, inclusive of landscape buffer strips, is provided as recreational open space.
		AO8.2	50% of the required recreational open space is provided in one area.
		AO8.3	Recreational open space:- (a) has a minimum dimension of 15m; (b) contains one area at least 150m^2 in size; (c) is independent of landscaped buffer strips and clothes drying areas; (d) is located not more than 80m from any caravan or cabin site or 150m from any relocatable home park site; and (e) includes a fenced children's playground.
		AO8.4	A communal recreation building is provided for the use of residents.
Site access and parking			
PO9	The design and management of access and entry parking arrangements facilitates the safe and convenient use of the relocatable home park or tourist park by residents and visitors.	**AO9.1**	Vehicle access is limited to 1 major entry/exit point on 1 road frontage.
		AO9.2	On-site visitor parking is located with direct access from the entry driveway and is located and sign-posted to encourage visitor use.
		AO9.3	For a caravan park, a short term standing area with a minimum dimension of 4m by 20m is provided either as a separate bay or as part of a one-way entrance road.
		AO9.4	No caravan or relocatable home site has

Performance outcomes		Acceptable outcomes	
			direct access to any public road.
Internal access and circulation			
PO10	The design and management of internal vehicle and pedestrian access, parking and vehicle movement on the site facilitates the safe and convenient use of the relocatable home park or tourist park.	**AO10**	The design of internal accessways and footpaths and the location of visitor parking areas complies with the following:- (a) vehicular access to each site is via shared internal accessways which are designed to provide safe, convenient and efficient movement of vehicles and pedestrians; (b) accessways are designed to discourage vehicle speeds in excess of 15km/hr; (c) the accessway and footpath system together provide adequate access for service and emergency vehicles to each site and connect sites with amenities, recreational open space and external roads; (d) internal accessways comply with the following:- (i) carriageway width is not less than 6m for two way traffic and not less than 4m for one way traffic; (ii) the verge width on both sides is not less than 1.5m; (iii) cul-de-sac have turning bays at the end capable of allowing conventional service trucks to reverse direction with maximum of two movements; (iv) all internal accessways are sealed to the carriageway widths stated above; and (v) internal footpaths are a minimum width of 1.2m (internal footpaths may be accommodated within the carriageway of internal accessways serving 10 sites or less).
Services and utilities			
PO11	The relocatable home park or tourist park is provided with:- (a) a safe and reliable water supply; and (b) a sewerage disposal system which maintains acceptable public health and environmental standards.	**AO11.1** **AO11.2**	Each relocatable home, caravan or cabin site is connected to the reticulated water supply, sewerage and stormwater drainage infrastructure networks. Each relocatable home, caravan or cabin site is connected to underground electricity.
PO12	Caravan, tent and cabin sites are provided with adequate access to amenities for day-to-day living.	**AO12.1** **AO12.2**	Except where private facilities are provided to each site, toilet, shower and laundry amenities are located:- (a) within 100m of every caravan, tent or cabin site; and (b) not closer than 6m to any caravan, tent or cabin site. Laundry and clothes drying facilities are provided for guests.
PO13	The relocatable home park or tourist park provides on-site facilities for the storage and collection of refuse, with such facilities:- (a) located in convenient and	**AO13**	In the case of a tourist park, a central waste collection area is provided for every 50 caravan sites. **OR**

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Performance outcomes		Acceptable outcomes	
	unobtrusive positions; and (b) capable of being serviced by the Council's cleansing contractor.		In the case of a relocatable home park, refuse collection is provided to every relocatable home park site.
Relocatable homes in tourist parks			
PO14	A section of a tourist park may be used as a relocatable home park (i.e. long-term residential accommodation) provided that the relocatable home park section is subservient to the tourist park section and where the tourist park is not primarily used for tourist purposes.	**AO14.1** **AO14.2**	Not more than 40% of the total area of a caravan park is used to accommodate relocatable homes. Apart from where for the purposes of a caretaker's residence, relocatable homes are not established in the caravan parks on the Esplanade at Pialba, Scarness or Torquay.

Table 9.3.12.3.2 Assessment benchmarks for assessable development and requirements for accepted development – Self-contained recreational vehicle ground within an existing Tourist park.

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The site is appropriately located to avoid potential nuisance to existing or planned residential activities arising from noise, emissions and traffic generated by the use.	**AO1**	The ground is located on a site containing an existing Tourist Park.
PO2	The site is of a size and configuration capable of accommodating: (a) caravans, motorhomes and recreational vehicles; and (b) natural or landscaped buffer areas.	**AO2**	The site is a minimum area of 75m² per self- contained vehicle.
Intensity of use			
PO3	Self-contained recreational vehicle grounds have limited amenities and are used for short-term stays in self-contained vehicles only.	**AO3.1** **AO3.2** **AO3.3** **AO3.4**	No more than 50 self-contained vehicles are onsite at any time. Only self–contained vehicles are permitted to stay. Guests stay no more than 7 consecutive nights. The ground does not include constructed facilities such as sports courts, swimming pools or kiosks.
Services and utilities			
PO4	Self-contained recreational vehicle grounds incorporate infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs, including: (a) adequate rubbish storage and disposal; (b) a reliable potable water supply; (c) a unisex toilet connected to reticulated sewerage or on-site treatment and disposal facilities; and (d) a sewerage dump point.	**AO4.1** **AO4.2** **AO4.3** **AO4.4**	For grounds which accommodate 10 or more self-contained vehicles, a minimum of 1 unisex toilet is provided. Where reticulated water supply is available to the site, the grounds are provided with access to water. Where the site is within a defined waste collection area, a central refuse collection bin is provided in accordance with Councils Waste Management Policy. Where reticulated sewer is available to the site, a dump point to receive the discharge of wastewater from holding tanks of guests' vehicles is provided.

Performance outcomes		Acceptable outcomes	
Vehicle access			
PO5	Vehicle access to, from, and within the site is provided so as to: (a) be adequate for the type and volume of traffic to be generated; (b) not create or worsen any traffic hazard; (c) not have adverse effects on the amenity of the locality; and (d) ensure disturbance to surrounding land uses is avoided.	**AO5.1** **AO5.2** **AO5.3**	Vehicle access is limited to one major entry/ exit located on the lowest order road frontage. The site has sealed or fully formed gravel road access. Vehicle access to the site is to be provided in accordance with a plan approved by Council. Note: All works associated with vehicle crossovers must be approved by Council prior to construction commencing.
Signage			
PO6	Signage associated with the Self-contained recreational vehicle ground is small, unobtrusive and appropriate to a rural location.	**AO6**	Not more than 1 sign is erected on the premises and the sign: (c) has a maximum sign face area of 0.5m² per side; and (d) is not illuminated or in motion.

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9.3.13 Residential care facility and retirement facility code

9.3.13.1 Application

This code applies to assessable development:-

(a) being a material change of use for a residential care facility or retirement facility; and

(b) identified as requiring assessment against the Residential care facility and retirement facility code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.13.2 Purpose and overall outcomes

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

(a) are appropriately located to meet the particular needs of residents;

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

(c) protect the amenity of, and integrate with, surrounding premises.

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

(a) a residential care facility or retirement facility is located where residents can have easy and direct access to public transport and community services and facilities;

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

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

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

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

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

9.3.13.3 Assessment benchmarks

Table 9.3.13.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The residential care facility or retirement facility is located so that residents have convenient access to:- (a) everyday commercial facilities; (b) community facilities and social services; and (c) regular public transport or facility specific transport that provides a	**AO1**	The residential care facility or retirement facility is located:- (a) on a site within 1km of an activity centre; or (b) on a site within 400m walking distance of a public transport stop. **OR**

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Performance outcomes		Acceptable outcomes	
	comparable or better level of service.		Where the residential care facility or retirement facility is not located close to an activity centre or public transport stop, a regular, convenient and affordable transport service is provided for residents of the residential care facility or retirement facility by the facility operator to the nearest activity centre or public transport connection.
PO2	The residential care facility or retirement facility is on a site which:- (a) is not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance; and (b) is not constrained by steep slopes or other physical limitations that may represent an impediment for residents and staff in using the facility.	**AO2.1** **AO2.2**	The site is not within:- (a) 250m of land included in the Medium impact industry zone; or (b) 500m of land included in the High impact industry zone. The residential care facility or retirement facility is located on land with a slope not exceeding 10%. **OR** Where the residential care facility or retirement facility is located on land with a slope exceeding 10%, the facility is designed such that any areas to be accessed by residents of the facility are not steeper than 5%.
Site area and dimensions			
PO3	The residential care facility or retirement facility is located on a site which has an area and dimensions suitable to enable the development of a well-designed and integrated facility that incorporates:- (a) accommodation and support facilities; (b) vehicles access, parking and manoeuvring; (c) stormwater treatment areas; (d) open space areas and landscaping; and (e) any necessary buffering to adjoining uses or other elements.	**AO3**	No acceptable outcome provided.
Integration of large sites with neighbourhoods and street networks			
PO4	The residential care facility or retirement facility is integrated with the neighbourhood and local transport network.	**AO4**	The residential care facility or retirement facility:- (a) is connected to and forms part of the surrounding neighbourhood rather than establishing as a separate private enclave; (b) is integrated with and extends the existing or proposed local transport network; (c) provides for legible and direct pedestrian, bicycle and vehicular access for all residents to nearby activity centres, community facilities and public open space; and (d) clearly defines the boundaries of public, communal and private open space.
Building scale and bulk			
PO5	The residential care facility or retirement facility is sited and designed in a manner which:-	**AO5.1** **AO5.2**	Site cover does not exceed 50%. Building bulk is reduced by incorporating

Performance outcomes		Acceptable outcomes	
	(a) results in a building scale that is compatible with surrounding development; (b) does not represent an appearance of excessive bulk to adjacent premises, the streetscape or other areas external to the site; (c) maximises the retention of existing vegetation and allows for spaces and landscaping between buildings; (d) allows sufficient area at ground level of private and communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape; and (e) facilitates onsite stormwater management and vehicle access.		a combination of the following elements in building design:- (a) verandahs; (b) recesses; (c) variation in materials, colours, and/or textures including between levels; and (d) variation in building form.
		AO5.3	The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15m.
		AO5.4	Any building does not exceed 40m in length, with separation between buildings, for the purposes of cross ventilation, articulation and light, of at least 6m.
Building design and streetscape appearance			
PO6	The residential care facility or retirement facility is designed to:- (a) create an attractive and functional living environment for residents; (b) take account of its setting and site context; and (c) make a positive contribution to the character of the street and local area.	**AO6.1**	The residential care facility or retirement facility incorporates a high standard of facility design that is responsive to the specific needs of its residents.
		AO6.2	Buildings are oriented to the street and provide casual surveillance of the street.
		AO6.3	Buildings and structures are setback a minimum of:- (a) 6m from the front boundary; and (b) 4.5m from the side and rear boundaries.
		AO6.4	Screening of balconies is limited to the side and rear boundaries and the sides of balconies where needed to prevent noise and overlooking of other rooming units or dwellings and recreation areas.
		AO6.5	Services structures and mechanical plant are screened or designed as part of the building.
PO7	The site layout and design of buildings forming part of the residential care facility or retirement facility promote a domestic scale, individuality and sense of belonging.	**AO7.1**	Rooming units and dwellings are configured in clusters with each cluster having a clearly defined street address and each rooming unit and dwelling having clearly defined private open space and a prominent front door.
		AO7.2	Clusters of rooming units and dwellings are supported by unique design features that help identify and individualise them.
		AO7.3	Rooming units and dwellings have clear addresses within a conventional address system of streets and dwellings.
		AO7.4	Logical, direct and separated pedestrian and vehicle routes are provided between rooming units and dwellings, communal buildings and other on-site facilities and facilities in the neighbourhood.
Open space and landscaping			
PO8	The residential care facility or retirement facility incorporates	**AO8.1**	At least 30% of the area of the site is provided as communal and private open

Performance outcomes		Acceptable outcomes	
	communal and private open space areas and landscaping that provides:- (a) sufficient spaces for residents to engage in and enjoy outdoor activities; (b) an attractive sub-tropical setting for the development that is able to be appreciated by residents; and (c) high levels of residential amenity; and (d) boundary fences and walls that do not visually dominate and promote casual surveillance and integration with the street.		space, exclusive of accessways, car parking areas and the like, with:- (a) each ground floor dwelling having a courtyard or similar private open space area, not less than 20m² and with a minimum dimension of 3m directly accessible from the living area of the dwelling; (b) each dwelling above ground level having a balcony or similar private open space area, not less than 10m² and with a minimum dimension of 2.5m directly accessible from the living area of the dwelling; and (c) each nursing care rooming unit having a courtyard or similar private open space area not less than 10m² with a minimum dimension of 2.5m directly accessible from the living area.
		AO8.2	A landscaped buffer strip at least 3m wide is provided within the boundaries of the site, adjacent to the full frontage of the site.
		AO8.4	A 1.8m high solid screen fence is provided along the full length of all side and rear boundaries of the site.
		AO8.5	Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street frontages.
		AO8.6	Front fences and walls have a maximum height of not more than:- (a) 1.8m if 50% transparent; or (b) 1.2m if solid.
		AO8.7	Front fences and walls are setback behind the 3m wide landscaped buffer strip.
Management, residential care and social facilities			
PO9	The residential care facility or retirement facility provides appropriate management, social and care facilities on site.	**AO9.1**	The residential care facility or retirement facility provides management facilities, supervised care facilities and social facilities in communal buildings.
		AO9.2	Communal buildings are easily accessible and centrally located, and residents are able to easily navigate the site on foot or with the assistance of mobility aids.
Accessibility			
PO10	The residential care facility or retirement facility incorporates easy and safe pedestrian access and movement.	**AO10.1**	No dwelling or rooming unit is more than 250m walking distance from a site entry or exit point.
		AO10.2	All pathways and land used for outdoor recreation have grades of 5% or less, with paths having hard, slip resistant surfaces.
		AO10.3	Internal paths, ramps and hallways are capable of accommodating two wheelchairs (side by side) at any one

Performance outcomes		Acceptable outcomes	
			time.
		AO10.4	Development complies *with Australian Standard AS1428 – Design for Access and Mobility.*
		AO10.5	Buildings exceeding one storey in height incorporate lifts to each level and ramped access.
Safety and security			
PO11	The residential care facility or retirement facility provides a safe and secure living environment.	**AO11.1**	Buildings adjacent to public or communal streets or open space have at least one habitable room window with an outlook to that area.
		AO11.2	Entrances and exits to the site are clearly marked and well lit.
		AO11.3	Bollard or overhead lighting (which achieves lighting levels of at least category 2 as specified in *Australian Standard AS1158)* is provided along all footways and roads, and in all car parking areas.
Services and utilities			
PO12	The residential care and retirement facility is provided with:- (a) a safe and reliable water supply; and (b) a sewage disposal system which maintains acceptable public health and environmental standards.	**AO12**	The site and the development are connected to the reticulated water supply, sewerage and stormwater drainage infrastructure networks.
Fire services in community title developments			
PO13	Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO13.1**	Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.
		AO13.2	Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
PO14	Road widths and construction within the development are adequate for fire emergency vehicle to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	**AO14**	Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.
PO15	Hydrants are suitably identified so that fire services can locate them at all hours.	**AO15**	Hydrants are identified as specified in 'Identification of street hydrants for firefighting purposes' available under 'Publications' on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~/media/busind/techstdpubs/trum/125Amend18.pdf

9.3.14 Rural uses code

9.3.14.1 Application

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

9.3.14.2 Purpose and overall outcomes

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

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

(a) rural uses are undertaken on a sustainable basis;

(b) Agricultural Land Classification (ALC) Class A and Class B land is conserved and not alienated or encroached upon by incompatible land uses;

(c) uses that support rural production are established on suitable sites where environmental and amenity impacts can be effectively managed; and

(d) adverse impacts on the surrounding or downstream environments or natural environmental processes are avoided.

9.3.14.3 Assessment benchmarks and requirements

Table 9.3.14.3.1 Assessment benchmarks for assessable development and requirements for accepted development – requirements for animal husbandry, cropping, minor aquaculture and wholesale nursery

Performance outcomes		Acceptable outcomes	
PO1	The rural use is conducted on a lot that is of sufficient size to reasonably accommodate the use and mitigate potential nuisance arising from noise, dust, odour and other emissions or contaminants generated by the use.	**AO1**	The rural use is conducted on a site with a minimum area of 2 hectares.
PO2	The rural use is sited such that natural waterways and wetlands are protected.	**AO2**	Where the rural use is located on land adjoining a natural waterway or wetland the rural use is set back 10m from the high bank of the waterway or wetland.
PO3	Buildings and structures associated with the rural use are sited and designed to:- (a) provide adequate separation to neighbouring properties; and (b) avoid or minimise adverse visual impacts on the rural landscape.	**AO3.1** **AO3.2**	Buildings and structures (other than a dwelling house) associated with the rural use are set back at least 10m from all site boundaries other than road frontages. Buildings and structures (other than a dwelling house) associated with the rural use are set back at least:- (a) 40m from a State controlled road; or (b) 20m from any other type of road.
PO4	The rural use is established and managed in accordance with best practice environmental management principles.	**AO4**	No acceptable outcome provided. Editor's note—Environmental Codes of Practice prepared under s548 of the *Environmental Protection Act 1994* provide guidance for achieving Performance Outcome PO4.

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Table 9.3.14.3.2 Assessment benchmarks for assessable development and requirements for accepted development – requirements for permanent plantation

Performance outcomes		Acceptable outcomes	
Requirements for permanent plantation			
PO1	The permanent plantation is located such that it conserves the productive characteristics of Agricultural Land Classification (ALC) Class A and Class B land.	**AO1**	The permanent plantation is not located on ALC Class A or Class B land.

Table 9.3.14.3.3 Assessment benchmarks for assessable development and requirements for accepted development – requirements for a roadside stall

Performance outcomes		Acceptable outcomes	
PO1	The roadside stall is limited in scale and is appropriate to a rural area.	**AO1.1**	Produce sold at the roadside stall is limited to that which is grown or produced on the site or an adjoining site.
		AO1.2	The roadside stall does not involve the sale of manufactured goods other than where manufactured on the site.
		AO1.3	Buildings and structures associated with the roadside stall:- (a) occupy not more than 50m² GFA; and (b) are constructed of materials that can easily be dismantled following the cessation of the use.
		AO1.4	The roadside stall is ancillary to a rural use occurring on the same site.
PO2	The roadside stall does not have an adverse impact on the safety and functioning of the road network.	**AO2.1**	The roadside stall is located on a site adjoining a road other than a State-controlled road or a road identified as a major road on **Figure 9.4.5A (2031 Strategic transport network)** of the **Transport and parking code**.
		AO2.2	The roadside stall is located on a site with sufficient area to park 3 cars clear of the road reserve.
PO3	Signage associated with the roadside stall is small, unobtrusive and appropriate to a rural location.	**AO3**	Not more than 1 sign is erected on the premises and the sign:- (a) has a maximum signface area of 0.5m² per side; and (b) is not illuminated or in motion.

Table 9.3.14.3.4 Assessment benchmarks for assessable development only – requirements for animal keeping, aquaculture, intensive animal industry, intensive horticulture and rural industry (intensive rural uses)

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The intensive rural use is located on a site which has sufficient area to accommodate the use (including buildings, pens, ponds, other structures and waste disposal areas involved in the use) and to provide for adequate setbacks to:-	**AO1**	The intensive rural use is located on a site which has a minimum area and setbacks complying with **Table 9.3.14.3.6 (Siting and setback requirements for intensive rural uses)**.

Performance outcomes		Acceptable outcomes	
	(a) road frontages; (b) site boundaries; (c) residential uses on surrounding land; and (d) waterways or wetlands.		
PO2	The intensive rural use is located on a site which is sufficiently separated from any existing or planned residential or rural residential area or other sensitive activity to avoid any adverse impacts with regard to noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants.	**AO2**	The intensive rural use is located on a site which is not less than:- (a) 5,000m from land included in a residential zone; (b) 1,000m from land included in the Rural residential zone; and (c) 1,000m from any community activity where people gather (e.g. educational establishment or child care centre). **OR** If the intensive rural use is a rural industry, the use is located on a site which is not less than 500m from land included in a residential zone, the Rural residential zone or any community activity where people gather (e.g. educational establishment or child care centre). Editor's note—subject to a site-specific assessment undertaken by a suitably qualified consultant, and in accordance with relevant industry codes of practice and guidelines, a lesser separation distance between the intensive rural use and surrounding residential areas or other sensitive uses may be demonstrated.
PO3	The intensive rural use is located on land which has suitable terrain and is sufficiently elevated to facilitate ventilation and drainage.	**AO3.1** **AO3.2** **AO3.3**	The intensive rural use is located on a site which has slopes not exceeding 15%. The intensive rural use is not located on land subject to the Flood hazard overlay or otherwise identified as being subject to inundation in the defined flood event. The intensive rural use is not located in an overland flow path.
PO4	The intensive rural use is located such that it conserves the productive characteristics of agricultural land classification Class A and Class B land.	**AO4.1** **AO4.2**	The intensive rural use is not located on ALC Class A or Class B land. Where adjoining ALC Class A or Class B land, the use is adequately separated or buffered to avoid significant land use conflicts with existing or potential future agricultural activities.
Infrastructure, services and utilities			
PO5	The intensive rural use is provided with infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs, including:- (a) adequate vehicle access; (b) a reliable, good quality water supply; and (c) reticulated sewerage or on-site treatment and disposal facilities. .	**AO5.1** **AO5.2** **AO5.3** **AO5.4**	The intensive rural use is located on a site which has sealed or fully formed gravel road access. Where reticulated water supply is not available, the intensive rural use is provided with a reliable water supply with capacity to store a minimum of two weeks supply. Where reticulated sewerage is not available, the intensive rural use is provided with an appropriate on-site treatment and disposal system that complies with the requirements of the *Plumbing and Drainage Act 2003*. Infrastructure is planned, designed and

Performance outcomes		Acceptable outcomes	
			constructed in accordance with the **Planning scheme policy for development works** or, where applicable, the requirements of the relevant service provider.
Site layout, building design and landscaping			
PO6	Buildings and structures associated with the intensive rural use are sited, designed and landscaped to avoid or minimise adverse visual impacts on the rural landscape.	**AO6.1**	The intensive rural use is setback from road frontages and property boundaries in accordance with **Table 9.3.14.3.6 (Siting and setback requirements for intensive rural uses).**
		AO6.2	Buildings and structures associated with the intensive rural use are of a colour that blends with the rural and natural environment.
		AO6.3	On-site landscaping provides for the effective screening of all buildings, structures, outdoor use areas and parking areas from surrounding roads and dwellings.
Environmental and amenity impacts			
PO7	The intensive rural use incorporates waste disposal systems and practices which:- (a) ensure that off-site release of contaminants does not occur; (b) ensure no significant adverse impacts on surface or ground water resources; and (c) comply with relevant Government or industry guidelines, codes and standards applicable to a specific use or on–site waste disposal.	**AO7**	No acceptable outcome provided.
PO8	The intensive rural use provides for all animals to be kept in suitable enclosures such that they are contained within the site and not allowed to roam free.	**AO8**	No acceptable outcome provided.
PO9	The intensive rural use limits the generation of noise such that:- (a) nuisance to sensitive receptors is avoided or minimised; (b) applicable legislative requirements are met; and (c) desired ambient noise levels for residential areas are not exceeded.	**AO9**	No acceptable outcome provided.
PO10	The intensive rural use prevents or minimises any emissions of odour, dust and air pollutants such that:- (a) environmental harm is not caused at sensitive receptors; (b) noxious and offensive odours are not experienced at sensitive receptors; and (c) air quality conducive to the health and wellbeing of people is maintained.	**AO10**	No acceptable outcome provided.
PO11	The intensive rural use prevents or manages any discharges of stormwater runoff or wastewater from the site to any waterway, wetland, roadside gutter or stormwater drainage system such that:- (a) no unacceptable levels of sediment, nutrients, chemicals or other pollutants enter a waterway or wetland; (b) the ecological and hydraulic	**AO11**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	processes of the waterway or wetland are not adversely affected; and (c) applicable legislative requirements are met.		
PO12	Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.	**AO12**	Stormwater and water quality outcomes comply with the stormwater design objectives of **Table 9.3.14.3.7 (Construction Phase – stormwater management design objectives)** and **Table 9.3.14.3.8 (Post Construction Phase – stormwater management design objectives).**

Table 9.3.14.3.5 Assessment benchmarks for assessable development only – requirements for winery

Performance outcomes		Acceptable outcomes	
Bona fide use			
PO1	The winery is associated with, and ancillary to, a bona fide cropping use located on the same site.	**AO1**	No acceptable outcome provided.
PO2	Ancillary activities associated with the winery are limited to those which are legitimately associated with a winery.	**AO2**	Ancillary activities associated with the winery are limited to cellar door sales, winery tours and restaurant facilities.
Location and site suitability			
PO3	The winery is in a location, and is of a size, scale, and design which is compatible with the desired character of the local area.	**AO3**	No acceptable outcome provided.
PO4	The winery is located on a site which has sufficient area to accommodate the use, including vineyards, processing facilities, visitor facilities, car parking and manoeuvring areas.	**AO4**	No acceptable outcome provided.
PO5	The winery is sited and designed to avoid or minimise conflict between the winery and its ancillary uses and:- (a) existing or potential rural uses on surrounding properties; or (b) residential uses on surrounding properties.	**AO5.1** **AO5.2**	Any public areas associated with the winery are set back a minimum of 100m from all site boundaries. Any public areas or manufacturing areas associated with the winery are set back a minimum of 100m from any dwelling on surrounding properties.
PO6	The winery is located such that it conserves the productive characteristics of Agricultural Land Classification (ALC) Class A and Class B land.	**AO6**	The winery:- (a) is not located on ALC Class A or Class B land; and (b) is separated from ALC Class A or Class B land and other farm activities such that it does not cause a land use conflict that would threaten the ongoing productive use of the ALC Class A or Class B land or an established farming enterprise.
Infrastructure, services and utilities			
PO7	The winery is provided with infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs, including:- (a) adequate vehicle access; (b) a reliable, good quality water supply; and (c) reticulated sewerage or on-site treatment and disposal facilities. .	**AO7.1** **AO7.2** **AO7.3**	The winery is located on a site which has sealed or fully formed gravel road access. Where reticulated water supply is not available, the winery is provided with a reliable water supply with capacity to store a minimum of two weeks supply. Where reticulated sewerage is not available, the winery is provided with an appropriate on-site treatment and disposal system that complies with the requirements of the

Performance outcomes		Acceptable outcomes	
			Plumbing and Drainage Act 2003.
		AO7.4	Infrastructure is planned, designed and constructed in accordance with the **Planning scheme policy for development works** or, where applicable, the requirements of the relevant service provider.
Site layout, building design and landscaping			
PO8	Buildings and structures associated with the winery are located, designed and landscaped so as to complement the rural character and integrate with the surrounding natural landscape.	**AO8.1**	Manufacturing activities associated with the winery including wine-making and wine-storage activities and any ancillary bottling activities occur within enclosed buildings.
		AO8.2	Buildings and structures associated with the winery are set back at least 10m from all side and rear property boundaries.
		AO8.3	On-site landscaping provides for the effective screening of all non-residential buildings, structures, outdoor use areas and parking areas from surrounding roads and dwellings.

Table 9.3.14.3.6 Siting and setback requirements for intensive rural uses

Column 1 Rural use	Column 2 Minimum site area in hectares (ha)	Column 3 Minimum boundary setbacks in metres (m)	Column 4 Minimum distance from a residential building on surrounding land	Column 5 Distance from a wetland or waterway
Animal keeping	4ha	50m from any road frontage. 15m from any side or rear boundary.	300m	50m
Aquaculture	5ha	50m from any road frontage. 15m from any side or rear boundary.	100m	100m
Intensive animal industry (piggery or feedlot)	20ha	200m from any road frontage. 15m from any side or rear boundary.	250m	100m
Intensive animal industry (poultry farm)	50ha	100m from any road frontage. 100m from any side or rear boundary.	400m	100m
Intensive animal industry (emu or ostrich hatching and brooding facility)	4ha	60m from any road frontage. 15m from any side or rear boundary.	400m	100m
Intensive horticulture	10ha	50m from any road frontage. 15m from any side or rear boundary.	100m	100m
Rural industry	1ha	50m from any road frontage. 10m from any side or rear boundary.	100m	50m

Table 9.3.14.3.7 Construction Phase – stormwater management design objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • ..... Distribute area open for <12 months – 1 in 2 year ARI event; • ..... Distributed area open for 12-24 months – 1 in 5 year ARI event; • ..... Distributed area open for >24 months – 1 in 10 year ARI event;

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Issue		Design Objectives
		2. Design capacity excludes minimum 150mm freeboard; and 3. Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • ..... Potential soil loss; or • ..... Monthly erosivity; or • ..... Average monthly rainfall; 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • ..... Design storm for sediment basin sizing is 80th% five-day event or similar; 3. Site discharge during sediment basin dewatering: • ..... TSS < 50 mg/L TSS; and • ..... Turbidity not >10% receiving waters turbidity; and • ..... pH 6.5-8.5.
Water quality	Litter and other waste hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove grass pollutants; 2. Ensure there is no visible oil or grease sheen on released waters; 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1 year and 100 year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Table 9.3.14.3.8 Post Construction Phase – stormwater management design objectives

<table>
<tr><th rowspan="2">Climatic region</th><th colspan="4">Design objectives
Minimum reductions in mean annual load from unmitigated development (%)</th><th rowspan="2">Application</th></tr>
<tr><th>Total suspended solids (TSS)</th><th>Total Phosphorus (TP)</th><th>Total nitrogen (TN)</th><th>Gross pollutants >5 mm</th></tr>
<tr><td>Central Queensland (South)</td><td>85</td><td>60</td><td>45</td><td>90</td><td>Development for urban purposes within population centres greater than 3000 persons.</td></tr>
<tr><td rowspan="2">All</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td rowspan="2">Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded.

For peak flow for the 1 year ARI event, use co-located storages to attenuate site discharge rate of stormwater.</td></tr>
<tr><td colspan="4">Waterway stability management
• Limit the peak 1 year ARI event discharge within the receiving waterway to the pre-development peak 1 year ARI event discharge.</td></tr>
</table>

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9.3.15 Sales office code

9.3.15.1 Application

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

(a) being a material change of use for a sales office; and

(b) identified as requiring assessment against the Sales office code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.15.2 Purpose and overall outcomes

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

(2) The overall outcomes sought for the Sales office code are the following:-

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

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

9.3.15.3 Assessment benchmarks and requirements

Table 9.3.15.3.1 Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
Operational characteristics			
PO1	The duration of the use of premises for a sales office:- (a) in the case of a display dwelling, display village (i.e. comprising 3 or more display dwellings) or estate sales office does not extend beyond a reasonable period required to construct and complete sales within the development or the applicable stage of the development; or (b) in the case of dwelling offered as a prize, does not extend beyond a reasonable period of time to allow for promotion of the prize.	**AO1.1** **AO1.2**	Where a display dwelling, display village or estate sales office, the use operates for a maximum period of 2 years. **OR** Where a dwelling offered as a prize, the use operates for a maximum period of 6 months. Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.
PO2	The hours of operation of the sales office does not adversely affect the amenity of nearby residential premises.	**AO2**	The hours of operation of the sales office do not commence before 8.00am or extend later than 6.00pm.
PO3	The number of employees engaged in the operation of the sales office does not adversely affect the amenity of nearby residential premises.	**AO3**	Where a display dwelling, dwelling offered as a prize or estate sales office, a maximum of 2 employees are engaged in the operation of the sales office at any one time. **OR** Where a display village, a maximum of 2 employees per display home are engaged in the operation of the sales office at any one time.

Performance outcomes		Acceptable outcomes	
Landscaping			
PO4	The sales office incorporates site landscaping and fencing that:- (a) provides an attractive landscape setting for the enjoyment and appreciation of staff and visitors; (b) integrates the development into the surrounding landscape; (c) effectively defines and screens private open space and service areas; (d) protects the amenity of adjoining dwellings.	**AO4.1** **AO4.2**	Private and public open space areas are turfed and landscaped. A 1.8m high solid screen fence is provided to each side and rear boundary that has residential uses adjoining.
Public convenience facilities			
PO5	The sales office provides appropriate public convenience facilities for users of the sales office.	**AO5**	Public toilet facilities are provided for a display village comprising 4 or more display dwellings.
On-site car parking			
PO6	Sufficient car parking is provided to satisfy the projected needs of the sales office and is appropriately designed to facilitate ease of use.	**AO6**	Where on-street parking is not available, a minimum of 2 on-site parking spaces are provided, which may be in tandem. **OR** A minimum of 2 on-street car parking spaces are available within 50m of the sales office.

9.3.16 Service station code

9.3.16.1 Application

This code applies to assessable development:-

(a) being a material change of use for a service station; and

(b) identified as requiring assessment against the Service station code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.16.2 Purpose and overall outcomes

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

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

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

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

(c) a service station incorporates a high standard of built form and landscaping;

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

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

9.3.16.3 Assessment benchmarks

Table 9.3.16.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The service station is located on a site having sufficient area and dimensions to accommodate required buildings and structures, vehicle access and manoeuvring areas and site landscaping and buffer areas.	**AO1**	The service station site is located on a site that:- (a) is at least 1,500m^2 in area; and (b) has a street frontage of at least:- (i) 35m where the site is a corner site; or (ii) 40m otherwise.
PO2	The service station is located so that it does not adversely impact upon the amenity of existing or future planned residential areas.	**AO2**	The service station is located on land included in an industry zone or the Specialised centre zone. **OR** The service station is located in the Rural zone on a major road and at least 15km from any existing or approved service station. **OR** The service station is located in a designated motorway service area.

Performance outcomes		Acceptable outcomes	
Siting of building and structures			
PO3	Buildings and structures associated with the service station are sited so as to:- (a) ensure the safe and efficient use of the site and operation of the facility; (b) protect streetscape character; and (c) provide adequate separation to adjoining land uses.	**AO3.1** **AO3.2**	For front boundary setbacks:- (a) fuel pumps and canopies are setback a minimum of 7.5m from the property boundary; and (b) all other buildings or structures are setback at least 10m from the property boundary. For side and rear boundary setbacks, all buildings or structures are setback at least 2m from the property boundary. **OR** Where adjoining an existing residential use or land included a residential zone, all buildings and structures are setback at least 5m from the property boundary.
Location of fuel pumps and bulk fuel storage			
PO4	Fuels pumps and bulk fuel storage tanks are located:- (a) wholly within the site; (b) such that vehicles while fuelling and refuelling are standing wholly within the site and are parked away from entrances and circulation driveways; and (c) a safe distance from all site boundaries.	**AO4.1** **AO4.2** **AO4.3**	Fuel pumps are located in accordance with *Australian Standard AS1940 – The storage and handling of flammable and combustible liquids.* Bulk fuel storage tanks are situated no closer than 8m to any road frontage. 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.
Access and parking			
PO5	The service station:- (a) does not impair traffic flow or road safety; and (b) facilitates, through the design and arrangement of vehicular crossovers, safe and convenient movement to and from the site.	**AO5.1** **AO5.2** **AO5.3**	Separate entrances to and exits from the site are provided, and these are clearly marked for their intended use. Vehicle crossovers are at least 8m wide. No part of a vehicle crossover is closer than:- (a) 14m from any other vehicle crossover on the same site; (b) 12m from an intersection; and (c) 3m from any property boundary.
Environmental performance			
PO6	The service station is designed and constructed so as to ensure that on-site operations:- (a) do not cause any environmental nuisance or harm; (b) do not result in the release of untreated pollutants; and (c) achieve acceptable levels of stormwater run-off quality and quantity.	**AO6.1** **AO6.2**	Sealed impervious surfaces are provided in areas where potential spills of contaminants may occur. Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.
PO7	Ancillary automatic mechanical carwash facilities (where provided) are designed to collect, treat and recycle waste water for reuse.	**AO7**	No acceptable outcome provided.
PO8	The collection, treatment and disposal of solid and liquid wastes ensures that: (a) off-site releases of contaminants do not occur; and (b) measures to minimise waste	**AO8**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	generation and to maximise recycling are implemented.		
Protection of residential amenity			
PO9	The service station ensures the amenity of existing or planned residential areas is protected and noise, light or odour nuisance is avoided.	**AO9**	Where the service station adjoins a residential use or land included in a residential zone:- (a) a 2m high solid screen fence is provided along all common property boundaries of the site; and (b) the hours of operation of the service station are limited to between 7.00am to 10.00pm.
PO10	External lighting is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	**AO10**	No acceptable outcome provided.
PO11	The service station limits the generation of noise such that:- (a) nuisance is not caused to a sensitive land use; and (b) desired ambient noise levels for residential areas are not exceeded.	**AO11**	No acceptable outcome provided.
PO12	The service station prevents or minimises any emissions of odour, dust and air pollutants such that:- (a) nuisance is not caused beyond the site boundaries; and (b) air quality conducive to the health and wellbeing of people is maintained.	**AO12**	No acceptable outcome provided.
Landscaping			
PO13	The service station incorporates landscaping that softens the development and contributes to the development providing an attractive appearance.	**AO13.1** **AO13.2**	At least 10% of the site area is provided as landscaped area. A minimum 2m wide landscaped buffer strip is provided along each street frontage and common property boundary of the site.
Ancillary on-site amenities			
PO14	Customer air and water facilities, and any ancillary automatic mechanical car washing facilities, are located such that:- (a) vehicles using, or waiting to use such facilities are standing wholy within the site; and (b) an adequate buffer is provided to any adjoining residential use.	**AO14**	No acceptable outcome provided.
Extent of retail sale of goods			
PO15	The associated sale of goods, including food stuffs, is ancillary to the provision of fuel and automotive repairs and service.	**AO15**	The gross floor area used for the associated retail sale of goods is limited to 150m².

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9.3.17 Telecommunications facility code

9.3.17.1 Application

This code applies to assessable development:-

(a) being a material change of use for a telecommunications facility; and

(b) identified as requiring assessment against the Telecommunications facility code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—this code primarily deals with telecommunications facilities involving the erection of a telecommunications tower.

9.3.17.2 Purpose and overall outcomes

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

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

(a) a telecommunications facility is located with compatible uses and facilities;

(b) a telecommunications facility does not adversely impact upon community wellbeing;

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

(d) a telecommunications facility is visually integrated with its natural, rural or townscape setting;

(e) a telecommunications facility is sited and constructed so as to minimise detrimental environmental impacts.

9.3.17.3 Assessment benchmarks

Table 9.3.17.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The telecommunications facility is:- (a) located on a site which minimises any adverse impacts on sensitive land uses, the amenity of a local area and community wellbeing; (b) sited in a manner compatible with land uses adjacent to and in the general vicinity of the development site.	**AO1**	(a) No acceptable outcome provided.
Protection of visual amenity and landscape character			
PO2	The telecommunications facility is:- (a) designed and located to be visually integrated with its natural, rural or townscape setting; (b) designed and located to not adversely impact the amenity of existing, approved or planned adjoining uses;	**AO2**	No acceptable outcome provided.

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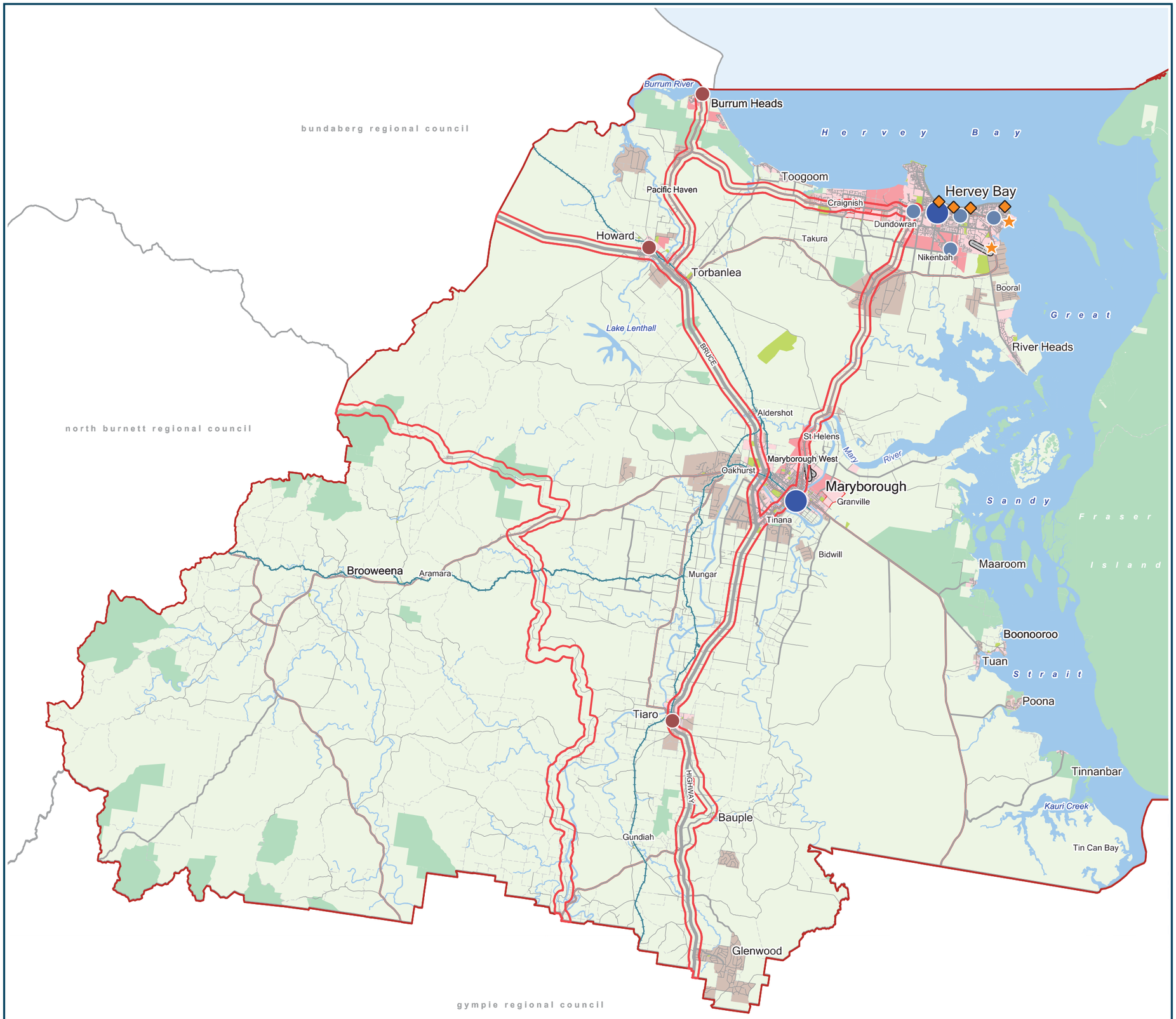
Performance outcomes		Acceptable outcomes	
	(c) camouflaged through the use of colours and materials that reduce visual prominence and is sympathetic to the surrounding landscape; (d) unobtrusive when viewed from any scenic corridors and routes identified in **Figure 9b**; and (e) provided with landscaping strips around the facility and/or the site boundaries to reduce visual prominence. Editor's note- An appropriate tool to assess visual impacts is a visual representation. The visual representation should depict views of the proposed telecommunication facility from predicted vantage points such as habitable room windows and balconies.		
Public health, safety and security			
PO3	The telecommunications facility is secure, public health and safety is protected and potential damage from vandalism is minimised.	**AO3.1** **AO3.2**	Warning information signs and security fencing are provided around the perimeter of the telecommunications facility site to prevent unauthorised entry. Electromagnetic radiation (EMR) emissions from the telecommunications facility or device are in accordance with the maximum exposure levels as set in the *Radiation Protection Standard – Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz* (Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) 2003).
Access			
PO4	The telecommunications facility is provided with adequate access to allow periodic servicing and maintenance of the facility.	**AO4**	No acceptable outcome provided.
Facility co-location			
PO5	The telecommunications facility is designed and located to facilitate co-location with other telecommunications facilities.	**AO5**	No acceptable outcome provided.

Figure 9b **Fraser Coast Scenic Routes and Corridors**



Fraser Coast REGIONAL COUNCIL

Legend

Scenic Corridors and Routes

- Scenic Corridor and Route

Hierarchy of Centres

- Principal Activity Centre
- District Activity Centre - Urban
- District Activity Centre - Rural
- Specialist Activity Centre
- Tourism Activity Centre

Land Use Categories

- Urban Area
- Urban Expansion Area
- Future Urban Area
- Rural Residential Area
- Rural Area
- Major Sport and Recreation Open Space Area
- Protected Area

Major Transport Elements

- Highway
- Arterial Road or Sub-Arterial Road
- Rail Line

Other Elements

- Ocean and Major Waterbodies
- Waterway
- Fraser Coast Regional Council Boundary

N W E S

0 3.75 7.5 11.25 15.0 18.75 kms

1:375,000

Geocentric Datum of Australia 1994 (GDA94)

Fraser Coast Scenic Corridors and Routes

FIGURE 9b

9.3.18 Utility code

9.3.18.1 Application

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

9.3.18.2 Purpose and overall outcomes

(1) The purpose of the Utility code is to ensure major utilities and other large scale infrastructure projects are provided in a co-ordinated and efficient way and are developed in a manner which effectively services and protects local communities and avoids significant adverse impacts on the environment.

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

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

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

(c) major utility infrastructure and facilities maximise the efficient use of natural resources, including water and energy and where providing essential community service infrastructure, are resilient to flood events.

9.3.18.3 Assessment benchmarks

Table 9.3.18.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The utility is located and sited such that:- (a) it is well placed relative to the infrastructure network that it services; (b) opportunities for cost efficiencies are maximised; (c) environmental and social impacts are minimised; and (d) a high standard of accessibility is available for maintenance purposes and at times of emergency.	**AO1.1** **AO1.2** **AO1.3** **AO1.4**	The utility is established on a site that is well located such that it can efficiently service the supply or distribution network. Where practicable, the utility is co-located with another utility of a similar or compatible type. Easements for access to the utility are granted to the Council or the beneficiary of the easement to ensure suitable access can be gained. The utility is located in a position where it can be easily accessed for maintenance purposes or at times of emergency.
Protection of visual amenity and landscape character			
PO2	As far as is reasonably practicable, having regard to the nature and scale of the facility, the utility is located to be visually integrated with its rural, natural or townscape setting.	**AO2**	No acceptable outcome provided.
PO3	The utility provides an attractive street front address with unsightly elements screened from view by walls and landscape buffers.	**AO3**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
Water, energy and waste use efficiency			
PO4	The utility is designed, constructed and operated in a manner that:- (a) minimises energy use and greenhouse gas emissions; (b) minimises the use of water; and (c) maximises the re-use and recycling of by-products associated with the operation of the utility.	**AO4**	No acceptable outcome provided.
Building siting and design			
PO5	The siting and design of any buildings or structures associated with the utility is compatible with the setting and character of the local area in which the facility is located.	**AO5**	No acceptable outcome provided.
Safety and security			
PO6	The utility is secure, public safety is protected, and potential damage from vandalism is minimised.	**AO6**	Warning information signs and security fencing are provided around the site to prevent unauthorised entry to those parts of the facility that are not intended to be publicly accessible.
All electricity infrastructure			
PO7	The proposed infrastructure is located to minimise exposure on adjacent land to EMF from powerlines in accordance with the principle of prudent avoidance. Note—prudent avoidance is defined as "minimising, as appropriate, ELF magnetic field exposure provided this can be readily achieved without undue inconvenience and at reasonable expense." (ARPANSA draft standard 2008).	**AO7**	No acceptable outcome provided.
Substations or bulk supply substation infrastructure			
PO8	A substation is designed, constructed and maintained to attenuate and minimise noise emissions to surrounding land uses.	**AO8**	Noise emissions from a substation are in accordance with the limits set out in the *Environmental Protection (Noise) Policy 2008*.
PO9	The increase in intensity of use on an existing substation site does not result in an unacceptable cumulative impact on surrounding land uses.	**AO9**	Where upgrading an existing substation to a bulk supply substation, the existing substation is:- (a) in a location where viable corridors are accessible to connect powerline infrastructure to the site; and (b) in close proximity to existing powerline infrastructure to minimise the need for additional powerline infrastructure.
Powerline infrastructure			
PO10	Overhead powerline infrastructure is located and positioned to maintain safe clearances to adjacent land uses and vegetation.	**AO10**	Overhead powerline infrastructure maintains mandatory clearances from buildings, structures, and operational equipment in accordance with Schedule 4 and 5 of the *Electrical Safety Regulations 2002*.
PO11	Underground powerline infrastructure is located to prevent adverse impacts on existing transport or utility infrastructure.	**AO11**	No acceptable outcome provided.
Recommended flood level			
PO12	The functioning of a utility installation that is essential community service infrastructure is maintained during and immediately after flood and storm tide	**AO12**	A utility installation that is essential community service infrastructure is:- (a) located in an area that is above the recommended flood levels

Performance outcomes		Acceptable outcomes	
	inundation events. Editor's note—essential community service infrastructure is defined in **Schedule 1 (Definitions)**.		identified in **Table 9.3.18.3.2** (**Recommended flood level for a utility installation that is essential community service infrastructure)**; and (b) located and designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by floodwaters (e.g. electrical switchgear and motors, water supply pipeline air valves) are:- (i) located above the recommended flood level; or (ii) designed and constructed to exclude floodwater intrusion/infiltration.

Table 9.3.18.3.2 Recommended flood level for a utility that is essential community service infrastructure

Type of utility	Recommended flood level
Major switch yards and substations (refer to note)	0.5% average recurrence interval (ARI)
Power stations	0.2% ARI
Sewerage treatment plants (refer to note)	0.01% ARI
Water treatment plants (refer to note)	0.5% ARI
o Works of an electricity entity not otherwise listed in this table o Communication network facilities	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

Note—the recommended flood level applies only to electrical and other equipment that, if damaged by floodwater or debris, would prevent the infrastructure from functioning. This equipment should either be protected from damage or designed to withstand inundation.

Part 9

9.4 Other development codes

9.4.1 Advertising devices code

9.4.1.1 Application

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

Editor's note—advertising devices controlled under the Council's local laws are not regulated by the planning scheme.

9.4.1.2 Purpose and overall outcomes

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

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

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

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

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

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

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

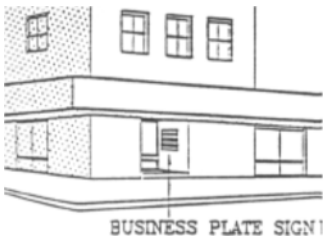
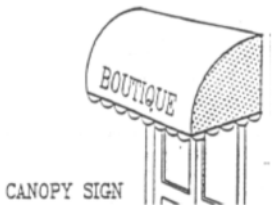
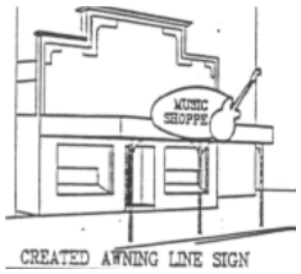
(f) an advertising device accommodates the legitimate need to provide directions and business identification in a manner that is consistent with achieving overall outcomes (a) to (e) above.

9.4.1.3 Description of advertising devices[8]

Table 9.4.1.3.1 Description of advertising device types

Advertising device type	Written description	Pictorial description
Above awning sign	An advertising device located on top of and attached to an awning or verandah.	

[8] Editor's note—other terms used in the advertising devices code are defined in **Schedule 1 (Definitions)**.

Advertising device type	Written description	Pictorial description
Awning fascia or return fascia sign	An advertising device painted on or attached to the end or front face of an awning.	
Blind sign	An advertising device painted or otherwise affixed to a solid or flexible material suspended from an awning, verandah or wall.	
Business name plate	An advertising device displaying the name, occupation and contact details for the business occupant and which may also include the hours of operation of the business.	
Canopy sign	An advertising device painted on a canopy structure.	
Created awning sign	An advertising device positioned on the face, or aligned with the face of an awning where the shape interrupts the natural line of the awning.	
Flush wall sign	An advertising device painted or otherwise affixed upon and confined within the limits of a wall.	

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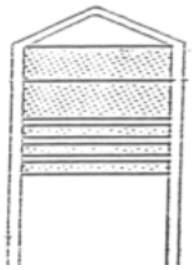
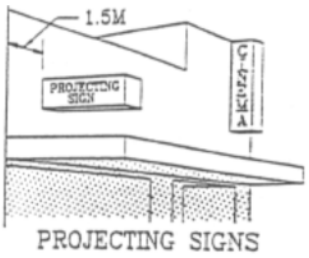
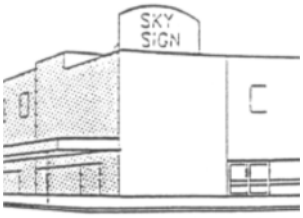
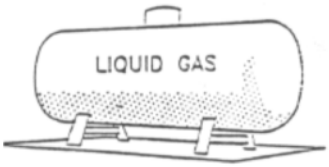
Advertising device type	Written description	Pictorial description
Freestanding sign	An advertising device that is independent of a building and is supported by one or more columns, poles or pylons. The term includes a billboard on which the advertising may not directly relate to the business, activity or occupation carried on, in or upon the site on which the structure is located.	
Ground sign	An advertising device that is independent of a building and that is normally erected at a driveway entrance to identify the business or points of entry.	
Hamper sign	An advertising device painted or otherwise affixed above the door head or its equivalent height and below the awning level or verandah of a building.	
Projecting sign	An advertising device attached and mounted at a right angle to the façade of a building.	
Sky sign	An advertising device placed at or near the top of a building and projecting above the building.	
Stallboard sign	An advertising device located below the ground storey window of a building.	

Advertising device type	Written description	Pictorial description
Structure sign	An advertising device painted or otherwise affixed to any structure which is not a building.	
Sign written roof sign	An advertising device painted or otherwise affixed to the roof cladding of a building.	
Three dimensional replica object or shape sign	An advertising device that replicates a real world object or shape. The replica may be enlarged, miniaturised or equal in scale and be freestanding or form part of another advertising device.	
Under awning sign	An advertising device attached or suspended under an awning or verandah.	
Window sign	An advertising device painted or otherwise affixed to the exterior or on the inner surface of a glazed area of any window. It includes any devices that are suspended from the window frame. The term does not include product displays or showcases for viewing by pedestrians.	

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9.4.1.4 Assessment benchmarks and requirements

Table 9.4.1.4.1 Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
Assessment benchmarks and requirements for all advertising device types			
General			
PO1	All advertising devices:- (a) are compatible with the existing and future planned character of the locality in which they are erected; (b) are compatible with the scale, proportion, bulk and other characteristics of buildings, structures, landscaping and other advertising devices on the site; (c) are of a scale, proportion and form that is appropriate to the streetscape or other setting in which they are located; (d) are sited and designed to be compatible with the nature and extent of development and advertising devices on adjoining sites and do not interfere with the reasonable enjoyment of those sites or unreasonably obstruct lawfully established advertising devices; (e) are sited and designed to:- (i) not unduly dominate the visual landscape; (ii) maintain views or vistas of public value; and (iii) protect the visual amenity of scenic routes and lookouts; (f) are designed to achieve high standards of architectural and urban design or least not detract from the architectural or urban design standards of a locality (including any streetscape improvement programs implemented by the Council); and (g) are designed, sited and integrated so as not to contribute to the proliferation of visual clutter.	**AO1**	<u>Accepted subject to requirements</u> For accepted development subject to requirements, the advertising device complies with the specific acceptable outcomes of this code relevant to the advertising device proposed to be erected. <u>Assessable development</u> For assessable development, no acceptable outcome provided.
Movement and illumination			
PO2	An advertising device does not incorporate elements that move (except where a freestanding sign in the form of a billboard) and only incorporates illumination and lighting where it:- (a) is appropriate to its setting and is compatible with the amenity of the local area; (b) does not cause nuisance or distraction; (c) does not create glare, reflecting or flaring of colours; and (d) will not create a potential safety hazard, including a traffic safety hazard.	**AO2.1** **AO2.2** **AO2.3**	Except where specified in AO2.2, AO2.3 and AO2.4 below, the advertising device does not flash, revolve, move or contain mechanisms that give the impression of movement. A freestanding sign, where in the form of a billboard, may incorporate multiple moving faces (e.g. tri-vision sign) where contained within the sign framework. The advertising device is only illuminated where it is:- (a) located in a Centre zone, Industry zone or Specialised centre zone; or (b) associated with a business that operates at night.

Part 9

Performance outcomes		Acceptable outcomes	
		AO2.4	Where the advertising device is illuminated, it:- (a) it has a maximum luminance of 350 candelas per m²; and (b) does not incorporate flashing lights.
Maximum site based signface area			
PO3	The maximum signface area of an advertising device does not unduly detract from a building or location where the device is positioned, including:- (a) visually dominating the appearance of a building; or (b) being visually intrusive in the streetscape or natural landscape setting.	**AO3**	The total signface area of all advertising devices on a site does not exceed that provided for using one or other of the two methods (whichever is the greater) described below:- <u>Method 1 (Streetfront boundary length)</u> (a) 0.75m² of signface area per linear metre of streetfront boundary length. <u>Method 2 (Street facing building width)</u> (a) for a single storey building – 0.75m² of signface area per linear metre of street facing building width; (b) for a two storey building – 1.0m² of signface area per linear metre of street facing building width; (c) for a building exceeding two storeys - as for a two storey building plus 0.15m² of signface area for each additional storey up to a maximum of 6 storeys, provided that this additional signface area is not utilised for signage on the first two storeys or for any free standing sign.
Construction and maintenance standards			
PO4	An advertising device is constructed to an appropriate and safe standard.	**AO4**	No support, fixing or other system required for the proper installation of an advertising device is exposed or protrudes in a manner that would create a potential safety hazard.
PO5	An advertising device is maintained to ensure the structural integrity of the device and maintain a high standard of visual amenity.	**AO5**	No acceptable outcome provided.
Advertising devices in Residential zones			
PO6	Advertising devices in Residential zones are compatible with, and do not compromise, the character and amenity of surrounding residential land uses.	**AO6.1**	Unless associated with a lawfully established business on the same site, the following sign types are not established in a Residential zone:- (a) Awning fascia sign; (b) Blind sign; (c) Canopy sign; (d) Created awning sign; (e) Ground sign; (f) Hamper sign; (g) Projecting sign; (h) Stallboard sign; (i) Under awning sign; and (j) Window sign.
		AO6.2	The following signs are not located in a Residential zone:- (a) Flush wall sign; (b) Freestanding sign; (c) Sky sign; (d) Structure sign; (e) Sign written roof sign; and (f) Three dimensional replica object or shape sign.

Performance outcomes		Acceptable outcomes	
Assessment benchmarks and requirements for particular sign types			
Above awning signs			
PO7	An above awning sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code and has structural integrity.	**AO7**	No acceptable outcome provided.
Awning fascia or return fascia signs			
PO8	An awning facia or return fascia sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO8**	An awning fascia or return fascia sign:- (a) does not project above or below the awning line by more than 20% of the vertical depth of the awning face; (b) does not project out from either face of the awning; (c) does not exceed a depth of 100mm; and (d) has a minimum clearance of 2.4m between the footway pavement and the lowest part of the sign.
Blind signs			
PO9	A blind sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO9**	A blind sign:- (a) has a signface area that does not exceed 50% of the blind; (b) if fixed to an awning above a footpath, has a minimum clearance of:- (i) 2.1m between the footpath pavement and any flexible part of the blind; (ii) 2.4m between the footpath pavement and rigid part of the blind; and (c) is not illuminated.
Business name plate signs			
PO10	A business name plate sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO10**	A business name plate sign:- (a) is limited to one sign per business entry point; (b) has a maximum sign face area of 1.0m².
Canopy signs			
PO11	A canopy sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO11**	A canopy sign:- (a) does not project out from the surface of the canopy; (b) does not exceed a height of 600mm; (c) does not project above or below the canopy on which it is displayed; (d) has a minimum clearance of:- (i) 2.1m between the footpath pavement and any flexible part of the canopy; (ii) 2.4m between the footway pavement and rigid part of the canopy; and (e) is not illuminated.
Created awning signs			
PO12	A created awning sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO12**	A created awning sign:- (a) does not project out from either face of the awning; (b) has a 'created' signface area not exceeding 25% of the existing awning face area; (c) does not extend more than 600mm above the fascia to which it is attached; and (d) has a minimum clearance of 2.1m between the footway pavement and the

Performance outcomes		Acceptable outcomes	
			lowest flexible part of the sign.
Flush wall signs			
PO13	A flush wall sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO13**	A flush wall sign:- (a) does not project more than 300mm from the wall on which it is affixed; (b) does not project beyond the property boundary, except as an authorised encroachment onto a road reserve; (c) does not obscure any window or architectural feature of the building on which it is located; (d) has a maximum display area the lesser of:- (i) 30m²; or (ii) 20% of the area of the wall.
Freestanding signs			
PO14	A freestanding sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.		<u>Freestanding sign other than where a billboard</u>
		AO14.1	A freestanding sign, other than where a billboard, is erected only on land included in the following zones:- (a) a centre zone; (b) an industry zone; (c) a recreation zone; (d) the Community facilities zone; (e) the Mixed use zone; and (f) the Specialised centre zone.
		AO14.2	A freestanding sign, other than where a billboard:- (a) has a maximum signface area of 4.5m² per side for a maximum of two sides; and (b) has a maximum height of 9m.
			<u>Freestanding sign in the form of a billboard</u>
		AO14.3	A freestanding sign where in the form of a billboard is:- (a) located within a billboard acceptable area identified on **Figure 9.4.1A** and **Figure 9.4.1B (Billboard acceptable areas)**; and (b) erected only on land not included in a residential zone or a rural residential zone.
		AO14.4	A freestanding sign in the form of a billboard has:- (a) a maximum signface area of 18m² per side for a maximum of two sides; (b) a maximum height of 6m.
			<u>All freestanding signs</u>
		AO14.5	The minimum spacing between any freestanding sign on a site is:- (a) 300m if erected on land in the Rural zone; or (b) not less than the combined height of all freestanding signs on the site multiplied by 4 if erected on land in another zone.
		AO14.6	The total number of all freestanding signs on a site does not exceed:-

Performance outcomes		Acceptable outcomes	
			(a) one sign where the streetfront boundary length of the site is 30m or less; or (b) two signs where the total streetfront boundary length of the site is more than 30m. Note—the maximum number of freestanding signs excludes any freestanding sign that:- (a) identifies access to a site; (b) has a maximum height of 2m; and (c) has a maximum signface area of 2m² per side.
		AO14.7	Any freestanding sign:- (a) is situated at least 3m from any adjoining site boundary; and (b) does not project beyond the front alignment of the site; (c) is mounted as a freestanding structure in a landscape environment; and (d) is designed and treated in such a way that the supporting framework, supports and back of the signface area blend with the surrounding streetscape or field of view.
Ground signs			
PO15	A ground sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO15**	A ground sign:- (a) is displayed within a landscaped environment; (b) has a maximum sign face area of 4m² per side for a maximum of two sides; (c) has a maximum height of 1.5m; and (d) is separated from another ground sign by a minimum of 100m of streetfront boundary length.
Hamper signs			
PO16	A hamper sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO16**	A hamper sign:- (a) projects no more than 300mm from the wall to which it is attached; (b) does not extend below the door head of the main entrance; (c) has a maximum signface area limited to that area between the door head and the underside of the verandah or awning roof; and (d) does not extend beyond the length of the building wall above the door head.
Projecting signs			
PO17	A projecting sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO17.1**	A projecting sign:- (a) has a minimum of clearance of 2.4m between the footpath pavement and the lowest part of the sign; (b) is situated at least 2.0m from any site boundary; (c) if a vertical projecting sign, has a maximum signface area of 2m² ; (d) if a horizontal projecting sign, has a maximum signface area of 1m²; (e) does not project higher than the gutter line of the building on which it is erected.
		AO17.2	Not more than one projecting sign is erected for the premises.
Sky signs			
PO18	A sky sign is designed and sited to	**AO18.1**	A sky sign is erected only on land included

Part 9

Performance outcomes		Acceptable outcomes	
	comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.		in the following zones:- (a) a centre zone; (b) an industry zone; (c) the Mixed use zone; and (d) the Specialised centre zone.
		AO18.2	A sky sign has a maximum height of 2.5m measured from the top of the roof, provided that this height does not exceed the maximum height specified for the site in the applicable zone code.
		AO18.3	Not more than one sky sign is erected on any building.
Stallboard signs			
PO19	A stallboard sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO19**	A stallboard sign:- (a) has a maximum signface area limited to the stallboard area below a streetfront window; (b) are designed such that the signface is recessed inside the stallboard facing; and (c) do not project beyond the property boundary, except as an authorised encroachment onto a road reserve.
Structure signs			
PO20	A structure sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO20.1**	A structure sign is erected only on land included in the following zones:- (a) a centre zone; (b) an industry zone; (c) the Mixed use zone; and (d) the Specialised centre zone.
		AO20.2	A structure sign:- (a) has a maximum sign face area of 4m²; and (b) does not project beyond the surface of the structure.
Sign written roof signs			
PO21	A sign written roof sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO21.1**	A sign written roof sign is erected only on land included in the following zones:- (a) a centre zone; (b) an industry zone; (c) the Mixed use zone; (d) the Rural zone; and (e) the Specialised centre zone.
		AO21.2	A sign written roof sign has a maximum sign face area of 10m² or 50% of the area of the roof, whichever is the lesser.
		AO21.3	Not more than one sign written roof sign is painted or erected on any site.
Three dimensional replica object or shape sign			
PO22	A three dimensional replica object or shape sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO22.1**	A three dimensional replica object or shape sign is erected only on land included in the following zones:- (a) a centre zone; (b) an industry zone; (c) the Mixed use zone; (d) the Specialised centre zone.
		AO22.2	A three dimensional replica object or shape sign:- (a) complies with the acceptable outcomes relating to wall or façade signs, awning

Performance outcomes		Acceptable outcomes	
			signs, roof signs and freestanding signs as applicable depending on the proposed location of the three dimensional replica object or shape sign on the site; and (b) has a signface area which is measured as having two sides.
Under awning signs			
PO23	An under awning sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO23.1**	An under awning sign is erected only on land included in the following zones:- (a) a centre zone; (b) an industry zone; (c) the Mixed use zone; (d) the Specialised centre zone.
		AO23.2	An under awning sign:- (a) is oriented at right angles to the building frontage; (b) is no longer than the width of the awning or verandah to which it is attached; (c) has a maximum height of 600mm and maximum depth of 300mm; (d) has a maximum signface area of 1.4m^2; (e) has a minimum clearance of 2.4m from the footway pavement to any part of the sign; (f) is centrally located along the frontage of each shop or tenancy, provided that one additional sign may also be erected at the entrance of an arcade; and (g) is rigidly fixed and not constructed from materials that are potentially dangerous (e.g. glass) to pedestrians.
Window signs			
PO24	A window sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO24**	A window sign:- (a) is only located on the premises the advertisement relates to; (b) are located on ground storey windows only; and (c) do not contain running lights (giving the illusion of movement) if illuminated.

Figure 9.4.1A Billboard acceptable areas

TOOGOOM

HERVEY BAY

HOWARD

NIKENBAH

TORBANLEA

ALDERSHOT

MARYBOROUGH

RIVER HE

Fraser Coast Regional Council

Planning Scheme

Bill-Board Acceptable Areas

Figure: 9.4.1A

Legend

Bill-Board Acceptable Areas

Roads

State

Council

DCDB

Fraser Coast Regional Council Boundary

Other Local Government Boundaries

Ocean

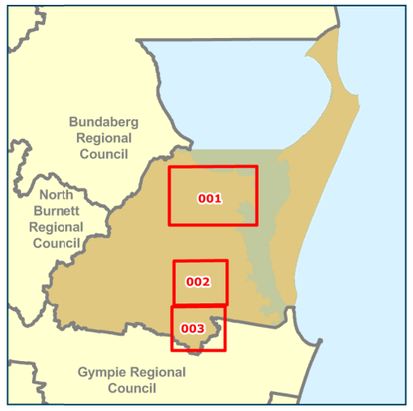
2500 0 2500 5000

Meters

Approx Scale @ A3 1:120,000

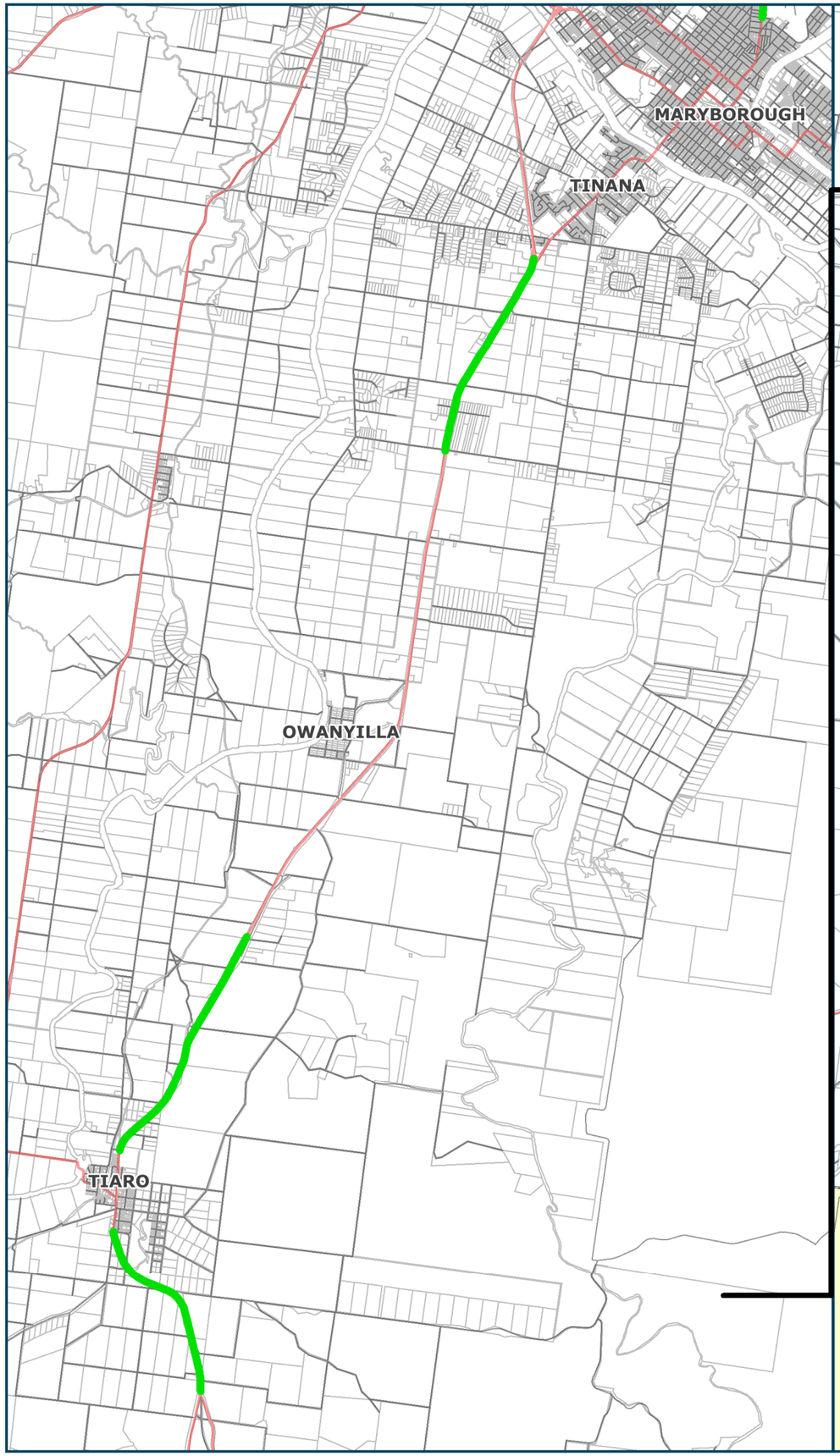
N

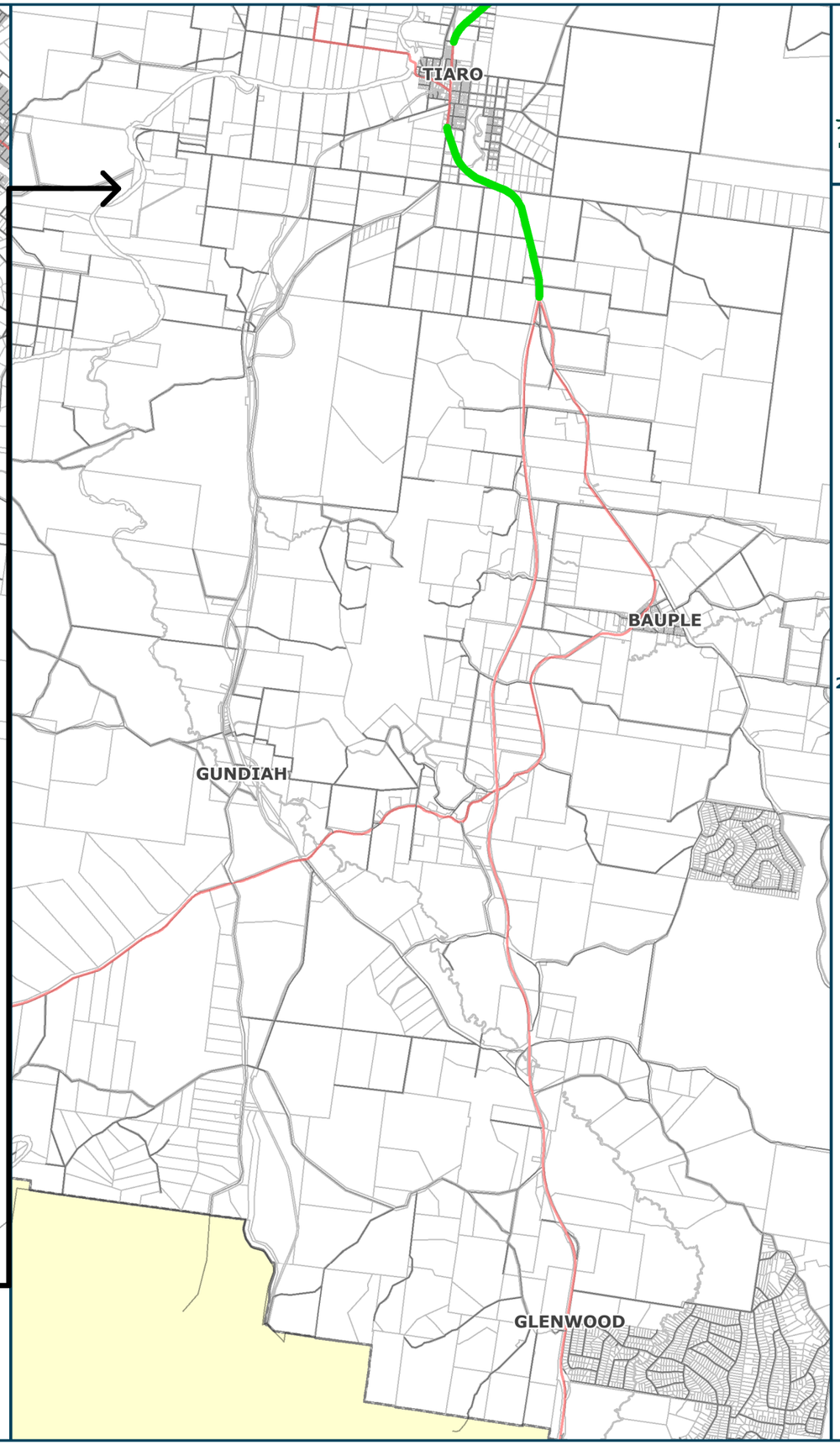
Geocentric Datum of Australia 1994 (GDA94)



Hervey Bay - 001

Figure 9.4.1B Billboard acceptable areas





Fraser Coast Regional Council

Planning Scheme

Bill-Board Acceptable Areas

Figure: 9.4.1B

Legend

Bill-Board Acceptable Areas

Roads

State

Council

DCDB

Fraser Coast Regional Council Boundary

Other Local Government Boundaries

Ocean

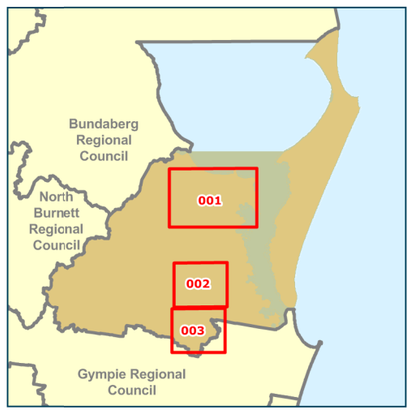
2500 0 2500 5000

Meters

Approx Scale @ A3 1:120,000

N

Geocentric Datum of Australia 1994 (GDA94)



Central - 002
South - 003

9.4.2 Landscaping code[9]

9.4.2.1 Application

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

9.4.2.2 Purpose and overall outcomes

(1) The purpose of the Landscaping code is to ensure that landscaping is provided in a manner which is consistent with the desired character and amenity of the Fraser Coast.

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

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

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

(c) development provides landscaping that successfully integrates the built form with the local landscape character, enhances the sub-tropical qualities of the Fraser Coast and mitigates the impact of increased urbanisation;

(d) development provides landscaping that minimises the consumption of energy and water, and encourages the use of local native plant species and landscape materials;

(e) development provides landscaping that enhances personal safety, security and universal access;

(f) development provides landscaping that is functional and durable; and

(g) development provides landscaping that is practical and economic to maintain with ongoing management considered as an integral part of the overall landscape design.

9.4.2.3 Assessment benchmarks

Table 9.4.2.3.1 Assessment benchmarks for assessable development – general requirements

Performance outcomes		Acceptable outcomes	
Landscape design generally			
PO1	Development provides for landscaping that contributes to and creates a high quality landscape character for the site, street, local area and the Fraser Coast, by:- (a) promoting the character of the Fraser Coast as a sub-tropical environment; (b) being sensitive to site conditions, natural landforms and landscape characteristics;	**AO1**	No acceptable outcome provided.

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

Performance outcomes		Acceptable outcomes	
	(c) protecting and enhancing native vegetation, wildlife habitat and ecological values; (d) protecting and framing significant views, vistas and areas of high scenic quality and cultural amenity; and (e) being of an appropriate scale to integrate successfully with development.		
Retention of vegetation and topographic features in layout and design of landscaping			
PO2	Development provides landscaping that, as far as practicable, retains, protects and enhances existing trees, vegetation and topographic features of ecological, recreational, aesthetic and cultural value.	**AO2.1**	Existing significant trees, vegetation and topographic features are retained and integrated within the landscaping concept of new development.
		AO2.2	Where established significant vegetation is removed or damaged to make way for new development, it is replaced with mature vegetation of the same or similar species within the development site. Note—where replacement planting is not practicable on-site, Council will consider suitable alternative locations in accordance with the **Planning scheme policy for environmental and vegetation offsets**.
Character, amenity and passive surveillance			
PO3	Development provides for landscaping that:- (a) protects and enhances the character and amenity of the site, streetscape and surrounding locality; (b) clearly defines public and private spaces; and (c) promotes passive surveillance of public and semi-public spaces	**AO3.1**	Built form is softened and integrated with the broader landscape by structured landscape planting.
		AO3.2	Unless otherwise specified in an applicable use code, car parks and driveways are screened by:- (a) a planting bed of at least 1.5m wide where adjacent to a residential use; or (b) a planting bed of at least 3m wide where adjacent to a street frontage or public open space.
		AO3.3	Unless otherwise specified in an applicable use code, car parking areas are provided with a minimum of 1 shade tree for every 6 car parking spaces. Trees within car parking areas are planted within a deep natural ground/structured soil garden bed, and are protected by raised kerbs, wheel stops or bollards as required.
		AO3.4	Front boundary fences and walls are articulated by recesses to allow for dense vegetative screening. Recesses have a minimum depth of 1m to the full height of the fence or wall and for at least 50% of the length.
		AO3.5	Storage and utility areas are completely screened by vegetation or built screens, except for access ways to these areas.
		AO3.6	Development provides landscaping which:- (a) defines territory and ownership of public, common, semi-private and private space and does not create ambiguous spaces that encourage

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Performance outcomes		Acceptable outcomes	
			loitering; and (b) allows passive surveillance into, and visibility within, communal recreational spaces, children's play areas/playgrounds, pathways and car parks.
		AO3.7	Fences and screens to street frontages are visually permeable for 50% of their face area to provide opportunities for passive surveillance.
Streetscape landscaping			
PO4	Development provides for streetscape landscaping that:- (a) incorporates shade trees; (b) contributes to the continuity and character of existing and proposed streetscapes; (c) in established urban areas, towns and villages, incorporates landscape design (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of the streetscape; and (d) in new or establishing urban areas, incorporates landscape design that is consistent with and complementary to the natural landscape character of the local area.	**AO4**	No acceptable outcome provided.
Climate control and energy efficiency			
PO5	Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation.	**AO5.1**	Landscaping elements are positioned to shade walls, windows and outdoor areas from summer sun.
		AO5.2	Landscaping allows winter sun access to living areas, north facing windows and public spaces.
		AO5.3	Landscaping, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds.

Table 9.4.2.3.2 Assessment benchmarks for assessable development – additional requirements for operational work only

Performance outcomes		Acceptable outcomes	
Species selection			
PO1	Development provides for landscaping which incorporates plant species that are:- (a) fit for the intended purpose; (b) suited to local environmental conditions; (c) non-toxic; and (d) not declared environmental weeds.	**AO1.1**	Landscaping planting utilises locally endemic and/or other native species as specified in the **Planning scheme policy for development works**.
		AO1.2	Within heritage places or neighbourhood character areas, non-native/endemic species that form part of the landscape character of an area or place are used.
		AO1.3	Species that have the potential to become an environmental weed or are known to be toxic to people or animals are not used in any landscaping works.

Part 9

Performance outcomes		Acceptable outcomes	
Safety, security and accessibility			
PO2	Development provides for landscaping that:- (a) enhances personal safety and security; and (b) provides universal and equitable access.	**AO2**	Development provides landscaping which:- (a) incorporates trees with a minimum of 1.8m clear trunk and understorey planting that is a maximum of 0.3m in height where located immediately adjacent to pathways, entries, parking areas, street corners, street lighting and driveways; (b) minimises the use of dense shrubby vegetation over 1.5m in height along street frontages and adjacent to open space areas; (c) incorporates pedestrian surfaces that are slip-resistant, stable and trafficable in all weather conditions; (d) provides security and pathway level lighting to site entries, driveways, parking areas, building entries and pedestrian pathways; and (e) provides universal access in accordance with Australian *Standard AS 1428: Design for Access and Mobility.*
Water sensitive urban design and environmental management			
PO3	Development provides for landscaping that promotes the efficient and sensitive use of water through appropriate plant selection and layout and by maximising opportunities for water infiltration.	**AO3**	Landscaping maximises the infiltration and conservation of water by:- (a) selecting locally endemic and/or other native plant species and appropriate turf species that require minimal irrigation after establishment; (b) grouping plants and street trees (where appropriate) in mulched beds; (c) minimising impervious surfaces; (d) incorporating semi-porous pavement surfaces as an alternative to impervious surfaces; and (e) draining hard surface areas to landscaped areas and water sensitive urban design devices.
Landscape buffers			
PO4	Development provides for landscape buffers that:- (a) effectively protect the edges of existing native vegetation or another ecologically important area; (b) achieve visual screening of acoustic attenuation devices; and (c) provide separation between incompatible land uses or between major infrastructure elements (such as State-controlled roads) and land uses.	**AO4**	Where a landscape buffer is required by an applicable planning scheme code, it is designed, constructed and maintained in accordance with the following:- (a) earth mounding is provided where necessary to achieve satisfactory acoustic attenuation, visual screening or land use separation; (b) selected plant species are appropriate to the location, drainage and soil type; meet the buffer's functional requirements and require minimal ongoing maintenance; (c) plant selection includes a range of species to provide variation in form, colour and texture to contribute to the natural appearance of the buffer; (d) planting density results in the creation of upper, mid and understorey strata with:- (i) large trees planted at 6m centres; (ii) small trees planted at 2m centres; (iii) shrubs planted at 1m centres; (e) tufting plants, vines and groundcovers are planted at 0.5m to 1m centres; and

Performance outcomes		Acceptable outcomes	
			(f) where adjoining the edge of native vegetation or waterway understorey, shrubs and vines are used to appropriately bind the buffer edges against degradation and weed infestation.
Traffic safety and infrastructure			
PO5	Development ensures that landscaping does not:- (a) compromise traffic safety; or (b) adversely impact upon the provision, operation and maintenance of infrastructure, services and utilities.	**AO5.1**	Landscaping does not impede traffic visibility at access points, speed control devices and intersections.
		AO5.2	Planting and landscape structures are located to enable tradespersons to access, view and inspect switchboards, substations, service meters and the like.
		AO5.3	Root barriers are installed around tree root balls to minimise the risk of damage to infrastructure, services or utilities.
		AO5.4	Trees and large shrubs are located a minimum of:- (a) 6m from electricity poles and pillars; (b) 4m from street lights and landscape pole top lights; (c) 2m from stormwater catchment pits; and (d) 1m from underground services and utilities.
		AO5.5	Planting in landscaping areas adjacent to electricity substations or high voltage transmission line easements complies with:- (a) for Ergon Energy's assets, the *Ergon Energy Vegetation Management Standard*; and (b) for Powerlink's assets, Powerlink's *Easement Co-use Guideline* and *Screening Your Home from Powerlines* Guideline.

9.4.3 Reconfiguring a lot code

9.4.3.1 Application

This code applies to assessable development:-

(a) being reconfiguring a lot; and

(b) identified as requiring assessment against the Reconfiguring a lot code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.4.3.2 Purpose and overall outcomes

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

(a) is appropriate for their intended use;

(b) is responsive to site constraints;

(c) provides appropriate access; and

(d) supports high quality urban design outcomes.

(2) The overall outcomes sought for the Reconfiguring a lot code are the following:-

(a) development provides for lots that are of a size and have dimensions that:-

(i) are appropriate for their intended use;
(ii) respect the prevailing subdivision pattern in the locality;
(iii) promote a range of housing types in the case of residential development;
(iv) are compatible with the prevailing character and density of development; and
(v) sensitively respond to site constraints;

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

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

(i) incorporating a well-designed and efficient lot layout that promotes walking, cycling and the use of public transport;
(ii) incorporating a road and transport network with a grid or modified grid street pattern that is responsive to and integrated with the natural topography of the site, is integrated with existing or planned adjoining development and supports the circulation of public transport with no or only minimal route redundancy;
(iii) avoiding adverse impacts on economic or natural resource areas;
(iv) avoiding adverse impacts on native vegetation, waterways, wetlands and other ecologically important areas present on, or adjoining the site;
(v) avoiding, or if avoidance is not practicable, mitigating the risk to people and property of natural hazards, including hazards posed by bushfire, flooding, landslide and steep slopes;
(vi) incorporating a lot layout that is responsive to natural climatic influences and allows for new dwellings to reflect the principles of sub-tropical and sustainable design; and

(vii) providing timely, efficient and appropriate infrastructure including reticulated water and sewerage where available, sealed roads, pedestrian and bicycle paths, open space and community facilities in urban areas.

9.4.3.3 Assessment benchmarks

Table 9.4.3.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Lot layout and site responsive design			
PO1	Development provides for a lot layout and configuration of roads and other transport corridors that sensitively responds to the following:- (a) the setting of the site within an urban or non-urban context; (b) any environmental values or natural hazards present on, or adjoining the site; (c) any places of cultural heritage significance or character areas present on, or adjoining the site; (d) any important landmarks, views, vistas or other areas of high scenic value present on, or able to be viewed from the site; (e) any economic resources present on, adjoining or near the site; and (f) sub-tropical and sustainable design principles including the orientation of lots, the provision of water cycle infrastructure and the incorporation of landscaping within the subdivision.	**AO1**	No acceptable outcome provided. Note—the Council may require an applicant to prepare a local area structure plan to demonstrate compliance with performance outcome PO1.
Lot layout and neighbourhood / estate design			
PO2	Development provides for a lot layout and infrastructure configuration that:- (a) provides for an efficient land use pattern; (b) effectively connects and integrates the site with existing or planned development on adjoining sites; (c) provides for the efficient movement of pedestrians, cyclists, public transport and private motor vehicles in that order of priority; (d) incorporates a multi-function road network that facilitates separation of incompatible land uses, provides enhanced public access to the open space network, minimises edge effects on retained vegetation, and creates fire breaks and evacuation routes to assist in hazard management; (e) creates legible and interconnected movement and open space networks; (f) provides defined edges to public open space and avoids or minimises direct interface between public open space and freehold lots; (g) avoids narrow pathways and/or drainage reserves between lots; (h) provides for the creation of a	**AO2**	No acceptable outcome provided. Note—the Council may require an applicant to prepare a local area structure plan to demonstrate compliance with performance outcome PO2.

Performance outcomes		Acceptable outcomes	
	diverse range of lot sizes capable of accommodating a mix of housing types and other uses required to support the community as appropriate to the zone and, where applicable, local plan area; (i) promotes a sense of community identity and belonging; (j) provides for a high level of amenity having regard to potential noise, dust, odour and lighting nuisance sources; (k) accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site's context and setting; (l) provides for a grid or modified movement network which avoids or minimises the use of cul-de-sac; and (m) avoids the sporadic or out-of-sequence creation of lots.		
Size and dimensions of lots			
PO3	Development provides for the size, dimensions and orientation of lots to:- (a) be appropriate for their intended use; (b) be compatible with the preferred character for the zone and local area in which the land is located; (c) in the case of land included in the Rural zone, maintain the productive use of rural lands; (d) provide suitable building envelopes and safe pedestrian, bicycle and vehicular access without the need for major earthworks and retaining walls; (e) provide for the efficient use of land whilst including sufficient area for suitable and useable private open space; and (f) take account of and respond sensitively to site constraints.	**AO3.1** **AO3.2** **AO3.3** **AO3.4**	Unless otherwise specified in this code or a local plan code, a lot complies with the minimum lot size specified in Column 2 of **Table 9.4.3.3.2 (Minimum lot size and dimensions)**. A lot (excluding small residential lots) contains a minimum frontage and has a maximum frontage to depth ratio that complies with Columns 3 and 4 respectively of **Table 9.4.3.3.2 (Minimum lot size and dimensions)**. A lot located on land subject to a constraint or valuable resource identified on an overlay map contains a development envelope marked on a plan of development that demonstrates that there is an area sufficient to accommodate the intended purpose of the lot that is not subject to the constraint or valuable resource or that appropriately responds to the constraint or valuable resource. Ensure that new lots provide sufficient flood immunity for residential development by:- (a) for greenfield subdivision development, each lot provides for a house pad that is flood free in accordance with **Planning scheme policy for development works (Table SC6.3.5.4d Terrestrial flooding - Lot and building pad immunity and freeboard by use type and Table SC6.3.5.4e Storm tide flooding - Lot and building pad immunity and freeboard by use type)**; or (b) for infill development, interference with the natural ground level of the site is avoided.

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Performance outcomes		Acceptable outcomes	
			A lot has a development envelope located a minimum of 300mm above the defined flood level that:-
		AO3.5	(a) where included in a centre zone or industry zone, complies with Column 2 of **Table 9.4.3.3.2 (Minimum lot size and dimensions)**; (b) where included in the Rural residential zone, is at least 1,200m² in area, generally rectangular in shape and with a minimum dimension of 30m; and (c) where included in the Rural zone, is at least 1,200m^2 in area.
		AO3.6	No additional lot which includes a house site is created on land with a slope of 25% or greater.
		AO3.7	No additional lots are created on land included in:- (a) the Limited development (constrained land) zone; or (b) an extractive resource separation area identified on an Extractive resource areas overlay map.
		AO3.8	Lot boundaries are aligned to avoid traversing ecologically important areas.
Small residential lots[10]			
PO4	To facilitate and encourage urban consolidation and housing diversity, development may provide for small residential lots to be created where:- (a) they are within easy walking distance of an activity centre or public transport stop; (b) the development will be consistent with the preferred character for the zone and local area in which the land is located; and (c) the land is fit for purpose and not subject to significant topographic constraints.	**AO4.1**	Despite acceptable outcome AO3.1 above, small residential lots may be created on land in one of the following zones:- (a) the Medium density residential zone; (b) the Emerging community zone; or (c) the Low density residential zone, other than in Precinct LDR1, where the parent lot has a minimum area of 2,000m².
		AO4.2	The land is serviced by reticulated water supply and sewerage.
		AO4.3	The land does not have a slope of greater than 10%.
PO5	Small residential lots are dispersed across a development in a configuration that:- (a) promotes variety in streetscape character; and (b) avoids an area being dominated by a particular lot type.	**AO5.1**	Not more than four small residential lots of a particular type (i.e. row, narrow or small lot) are located in a row.
		AO5.2	A maximum of 50% of all small residential lots within any neighbourhood block are of a particular type (i.e. row, narrow or small lot).
PO6	Small residential lots are developed in accordance with a plan of development which demonstrates that:- (a) the majority of lots are provided with a north-south orientation to optimise opportunities for passive solar design; (b) the development is efficiently	**AO6.1**	A plan of development outlining a building lot envelope, complies with the design criteria for small residential lots specified in **Table 9.4.3.3.3 (Design criteria for small residential lots)**.
		AO6.2	Each small residential lot is capable of containing a rectangle suitable for building

[10] Note—for the purposes of this code, a small residential lot is a residential lot with an area less than 500m^2.

Performance outcomes		Acceptable outcomes	
	configured and provides access that optimises the use of public streets by pedestrians and minimises pedestrians/vehicle conflict points; (c) an appropriate building envelope can be accommodated; (d) any building contained within the building envelope is unlikely to impact adversely upon the amenity of adjoining premises as a result of overshadowing, privacy and access to sunlight; and (e) landscape planting can be accommodated in deep soil zones to soften built form elements, improve micro climate and contribute to the quality of the public realm.		purposes where the long axis of the rectangle is within 30^{o} east and 20^{o} west of true north.
Rear (hatchet) lots			
PO7	Development provides for rear lots to be created only where:- (a) the lots are not likely to prejudice the subsequent development of adjoining land; (b) it is not desirable nor practicable for the site to be reconfigured so that all lots have full frontage to a road; (c) the siting of buildings on the rear lot is not likely to be detrimental to the use and amenity of the surrounding area; (d) uses on surrounding land will not have a detrimental effect on the use and amenity of the rear lot; (e) the safety and efficiency of the road from which access is gained is not adversely affected; and (f) vehicular access to rear lots does not have a detrimental impact on lots adjoining the access strip due to excessive noise, light, dust, stormwater runoff and the like.	**AO7**	Rear lots are designed such that:- (a) the minimum area of the lot, exclusive of any access strip, complies with Column 2 of **Table 9.4.3.3.2 (Minimum lot size and dimensions)**; (b) the gradient of the access strip does not exceed 15% if sealed and 10% if unsealed; (c) only one rear lot is provided behind each standard lot; (d) no more than four lots directly adjoin the rear lot, excluding lots that adjoin at one point; (e) no more than two rear lots gain access from the same access handle; (f) no more than 20% of lots within a development are accessed from an access handle; (g) where two rear lots adjoin each other, a single common driveway and reciprocal access easements are provided; (h) no more than two rear lots and rear lot access strips directly adjoin each other (excluding lots that directly adjoin each other at a single point e.g. a corner); (i) rear lot access strips are located on only one side of a full frontage lot; and (j) rear lot access strips and driveways comply with the requirements of **Table 9.4.3.3.4 (Access strip requirements for rear lots)** and the standards specified in the **Planning scheme policy for development works**.
Irregular shaped lots			
PO8	Development provides for irregular shaped lots to be created only where:- (a) the creation of regular lots is impractical such as at a curve in the road; (b) safe access to and from the site can be provided while not adversely impacting on the functionality of the surrounding road network; and	**AO8**	Irregular shaped lots are designed so that they:- (a) comply with the maximum depth to frontage ratio specified in Column 4 of **Table 9.4.3.3.2 (Minimum lot size and dimensions)**; and (b) comply with the requirements of **Table 9.4.3.3.5 (Minimum width for irregular shaped lots)**.

Performance outcomes		Acceptable outcomes	
	(c) the irregular lot is suitable for its intended purpose.		**OR** Where in Precinct LDR1 of the Low density residential zone, irregular shaped lots have the following dimensions:- (a) a minimum frontage width of 15m; and (b) a maximum depth to frontage ratio of 4.5:1.
Rearrangement of lot boundaries			
PO9	Development provides that the rearrangement of lot boundaries is an improvement on the existing situation.	**AO9**	The rearrangement of lot boundaries results in an improvement to the existing situation whereby the size and dimensions of proposed lots comply more fully with **Table 9.4.3.3.2 (Minimum lot size and dimensions)**, and at least one of the following is achieved:- (a) the rearrangement of lots remedies an existing boundary encroachment by a building, structure or other use areas; (b) the rearranged lots will be made more regular in shape; (c) access is provided to a lot that previously had no access or an unsuitable access; (d) the rearranged lots better meet the overall outcomes for the zone and the local plan area in which the site is situated; and (e) the rearrangement of lots remedies a situation where an existing lot has multiple zonings.
Site access			
PO10	All new lots are to have lawful access from the road.	**AO10**	A driveway crossover is provided for lots in accordance with the applicable standard drawing contained in the **Planning scheme policy for development works**: (a) FC-230-01 Residential Driveway Slab and Tracks; OR (b) FC-230-02 Commercial Driveway Slab; OR (c) FC-230-03 Rural Access Pipe/ Box Culvert and Invert crossings; OR (d) FC-230-04 Water Sensitive Urban Design Vehicle Crossing for Single Dwelling.
Volumetric subdivision			
PO11	Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the site is located, or is consistent with a development approval that has not	**AO11**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	lapsed.		
Buffers to sensitive land uses, incompatible uses and infrastructure			
PO12	Development provides for lots to be created in locations that:- (a) are adequately buffered to prevent potential adverse impacts on future users of the lots; (b) separate the lots from incompatible uses and infrastructure; and (c) do not create "reverse amenity" situations where the continued operation of existing uses is compromised by the proposed development.	**AO12.1**	Where located adjacent to rural land, setbacks for any part of a lot included in a residential zone, the Emerging community zone or the Rural residential zone are in accordance with an assessment report prepared by an appropriately qualified consultant that demonstrates, to the Council's satisfaction, compliance with the performance outcome.
		AO12.2	Any part of any lot included in a residential zone, the Emerging community zone or the Rural residential zone:- (a) achieves the minimum lot size specified in Column 1 of **Table 9.4.3.3.2 (Minimum lot size and dimensions)** clear of any electricity transmission line easement; (b) is not located within 500m of an existing or planned high voltage transmission grid substation site; (c) is not located within 100m of an existing bulk supply transformer; (d) is not located within 60m of an existing zone transformer; and (e) is not located within any area subject to unacceptable noise, vibration, lighting or odour nuisance from the operation of an existing lawful, adjoining or nearby use.
		AO12.3	Any reconfiguring a lot involving land in a residential zone, the Emerging community zone or the Rural residential zone provides for the number of lots burdened by electrical transmission line easements to be reduced to one.
Services and utilities			
PO13	New lots are provided with infrastructure, services and public utilities, including sewerage, water, electricity and communication services that:- (a) enhance the health, safety and convenience of the community; (b) does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure*;* (c) minimise adverse impacts to the environment (including the amenity of the local area); and (d) minimise risk of failure or damage during a natural hazard event.	**AO13.1**	At no cost to the Council, new lots are provided with and connected to:- (a) electricity, gas (where available) and telecommunications services; Editor's note—**t**he provision of tele-communications infrastructure is regulated in accordance with Federal Government legislation. (b) streetlighting in accordance with the requirements specified in the **Planning scheme policy for development works**; (c) reticulated sewerage where the subdivision is within a sewerage service area. Where the subdivision is not within a sewerage service area, new lots are provided with an area suitable to accommodate an on-site treatment and disposal system that complies with the requirements of the *Plumbing and Drainage Act 2003; and* Note—the sewerage service area is shown on the Plans for Trunk Infrastructure – Wastewater.

Performance outcomes		Acceptable outcomes	
			(d) reticulated water supply where the subdivision is within a water supply service area; Note—the water supply service area is shown on the Plans for Trunk Infrastructure – Water Supply.
		AO13.2	Required network infrastructure and utilities to service the subdivision are provided by way of dedicated road, public reserve or, as a minimum, by way of easements to ensure continued access is available to these services.
		AO13.3	Infrastructure is planned, designed and constructed in accordance with Council's Local Government Infrastructure Plan, and the **Planning scheme policy for development works,** or where applicable, the requirements of the service provider.
Stormwater management infrastructure			
PO14	Development provides for the effective drainage of lots and roads in a manner that:- (a) maintains and restores the natural flow regime; (b) effectively manages stormwater quality and quantity; and (c) ensures no adverse impacts on receiving waters and surrounding land.	**AO14**	No acceptable outcome provided.
PO15	Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.	**AO15**	Stormwater and water quality outcomes comply with the stormwater design objectives of **Table 9.4.3.3.6 (Construction Phase – stormwater management design objectives)** and **Table 9.4.3.3.7 (Post Construction Phase – stormwater management design objectives).**
Landscaping and streetscaping			
PO16	The subdivision provides for appropriate landscaping and streetscaping within proposed road reserves and other public spaces that:- (a) creates a high level of comfort, safety and visual attractiveness; (b) has a design and configuration that provides for ease of maintenance and access; (c) is consistent with the nature and location of the subdivision; and (d) where practicable, retains and integrates existing significant vegetation within the landscaping concept for the proposed subdivision.	**AO16**	No acceptable outcome provided. Editor's note—**Section 9.4.2 (Landscaping code)** includes requirements for the design and construction of landscape elements that will need to be detailed at the operational works approval stage of the proposed subdivision.
Public parks and open space infrastructure			
PO17	Development provides for public parks and open space infrastructure that:- (a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community;	**AO17**	No acceptable outcome provided. Editor's note—**Section 9.4.2 (Landscaping code)** includes requirements for the design and construction of landscape elements in public parks and open space infrastructure that will need to be detailed at the operational works approval stage of the proposed subdivision.

Performance outcomes		Acceptable outcomes	
	(b) is well distributed and contributes to the legibility, accessibility and character of the locality; (c) creates attractive settings and focal points for the community; (d) benefits the amenity of adjoining land uses; (e) incorporates appropriate measures for stormwater and flood management; (f) facilitates the retention of native vegetation, waterways, wetlands and other ecologically important areas and natural and cultural features; (g) facilitates the retention or enhancement of ecological corridors and connections to surrounding areas of open space; (h) is cost effective to maintain; and (i) is dedicated as public land in the early stages of the subdivision.		
Waterway esplanades			
PO18	Development involving subdivision including or adjacent to a major waterway provides for continuous public access along the full length of the waterway in addition to any requirement for public park and open space. Editor's note—for the purposes of this code, a major waterway is a waterway identified as being stream order 3 or above.	**AO18**	No acceptable outcome provided.
Fire services in community title developments			
PO19	Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO19.1** **AO19.2**	Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
PO20	Road widths and construction within the development are adequate for fire emergency vehicle to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	**AO20**	Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.
PO21	Hydrants are suitably identified so that fire services can locate them at all hours.	**AO21**	Hydrants are identified as specified in "Identification of street hydrants for firefighting purposes" available under "Publications on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~?media/busind/techstdpubs/trum/125Amend18.pdf
Additional requirements for lots that are capable of further reconfiguration			

Performance outcomes		Acceptable outcomes	
PO22	New lots that are of a size or shape capable of further reconfiguration are designed so the further reconfiguration will achieve:- (a) sufficient area and dimensions to accommodate the appropriate intended land use; (b) the provision of a safe, efficient and effective infrastructure network; and (c) limited proportions of rear allotments.	**AO22**	The ability to further reconfigure the site is demonstrated by submitting a concept plan that meets the requirements for the applicable zone.

Table 9.4.3.3.2 Minimum lot size and dimensions[11] [12]

Column 1 Zone	Column 2 Minimum lot size (excluding access strips in rear (hatchet) lots)	Column 3 Minimum frontage (metres)	Column 4 Maximum depth to frontage ratio
Low density residential zone	500m² unless otherwise specified.	15	3:1
	2,000m^2 if:- (a) located in Precinct LDR1; or (b) subject to the Fraser and Great Sandy Strait Islands overlay; or (c) not serviced by reticulated water supply or sewerage.	25	3.5:1
Medium density residential zone	800m²	15	4:1
High density residential zone	800m²	20	3:1
Principal centre zone	400m²	Not specified	4:1
District centre zone	400m²	Not specified	4:1
Local centre zone	400m²	Not specified	4:1
Neighbourhood centre zone	400m² if not otherwise specified.	Not specified	4:1
	2,000m^2 if subject to the Fraser and Great Sandy Strait Islands overlay.	30	4:1
Low impact industry zone	1,000m²	20	4:1
	2,000m^2 if subject to the Fraser and Great Sandy Strait Islands overlay.	30	4:1
Medium impact industry zone	2,000m²	30	4:1
High impact industry zone	2,000m²	30	4:1
Waterfront and marine industry zone	4,000m²	40	4:1
Sport and recreation zone	Not specified	Not specified	Not specified
Open space zone	Not specified	Not specified	Not specified
Environmental management and conservation zone	Not specified	Not specified	Not specified
Community facilities zone	Not specified	Not specified	Not specified
Emerging community zone	10ha	100	4:1
Limited development (constrained land) zone	Not specified	Not specified	Not specified
Mixed use zone	800m² unless otherwise specified.	20	3:1
	2,000m^2 if subject to the Fraser and Great Sandy Strait Islands overlay.	30	4:1
Rural zone	100ha	200	4:1
Rural residential zone	2ha unless otherwise specified	60	4:1
	4,000m^2 if located in Precinct RR1	25	3.5:1
	1ha if located in Precinct RR2	40	3.5:1
Specialised centre zone	1,000m²	20	4:1

[11] Note—for land included in the Low density residential zone, Medium density residential zone or Emerging community zone, the minimum lot size and dimension requirements specified in **Table 9.4.3.3.2 (Minimum lot size and dimensions)** may be varied by an approved plan of development.

[12] Note—where **Table 9.4.3.3.2 (Minimum lot size and dimensions)** has not specified a minimum lot size or other dimension, development is required to satisfy Performance Outcome PO3.

Table 9.4.3.3.3 Design criteria for small residential lots

Column 1 Design element	Column 2 Row lots[13]	Column 3 Narrow lots	Column 4 Small lots
Minimum lot size	200m^2	300m^2	300m^2
Lot width	< 10m	10 – 15m	> 15m
Access	Via laneway with a minimum width of 6m except where orientation of private open space is optimised by having vehicle access via the primary street frontage.	Not specified	In accordance with the Queensland Development Code MP1.1.
Maximum site cover	75%	60%	
Minimum private open space	20m^2 with 4m dimension generally at rear of dwelling.	30m^2 with 5m dimension generally at rear of dwelling.	
Minimum planting	20m^2 with access to deep soil and sky with 12m^2 at primary street frontage.	30m^2 with access to deep soil and sky with 15m^2 at primary street frontage.	
Minimum front setback	(a) 5.5m to garage door and 4m to house wall when single street address provided; and (b) 4m to house wall and 2m to verandah / balcony when vehicle access provided by rear laneway.		
Minimum rear setback	(a) 4m where abutting another residential lot; and (b) 1m to ground storey and 0.5m to first upper storey where adjoining a laneway.		
Minimum side setback	1m where not nominated as built to boundary on the plan of development.		
Minimum parking	(a) 1 covered space; and (b) single garage door only when accessed via primary street frontage.		
Front entry	Pedestrian entry and door visible and accessible from primary street frontage.		
Street surveillance	Minimum 1 living space overlooking the primary street frontage.		
Front fence	(a) Maximum of 1.8m high; and (b) 50% transparent where exceeding 1.2m high.		
Light and air	Buildings that exceed 8m in depth are provided with a courtyard within the building footprint that has a minimum dimension of 2m x 2m.	Not specified.	

Table 9.4.3.3.4 Access strip requirements for rear lots

Column 1 Zone	Column 2 Minimum width of single access strip (metres)	Column 3 Minimum width of combined access strips with reciprocal easement (metres)	Column 4 Minimum driveway width (metres)	Column 5 Maximum driveway length (metres)
Residential zones	5	6 (2x3)	3.5	40
Rural Residential zone	6	6 (2x3)	3.5	60 (for lots up to 1ha) 80 (for lots >1ha)
Rural zone	10	10 (2x5)	4	100

Table 9.4.3.3.5 Minimum width for irregular shaped lots

Column 1 Zone	Column 2 Minimum width measured at site frontage (metres)	Column 3 Minimum width measured 6m from site frontage (metres)
Low density residential zone Medium density residential zone	6	10
High density residential zone	10	15

[13] Editor's note—row lots generally provide for narrow attached housing or housing built to both side boundaries. A row lot typically requires rear lane access for on-site car parking so that the street frontage is free of driveways and crossovers.

Column 1 Zone	Column 2 Minimum width measured at site frontage (metres)	Column 3 Minimum width measured 6m from site frontage (metres)
Principal centre zone District centre zone Local centre zone Neighbourhood centre zone Specialised centre zone	6	10
Low impact industry zone	12	20
Medium impact industry zone High impact industry zone	15	25
Waterfront and marine industry zone	20	30
Mixed use zone	10	15
Rural zone Rural residential zone	12	20

Table 9.4.3.3.6 Construction Phase – stormwater management design objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • ..... Distribute area open for <12 months – 1 in 2 year ARI event; • ..... Distributed area open for 12-24 months – 1 in 5 year ARI event; • ..... Distributed area open for >24 months – 1 in 10 year ARI event; 2. Design capacity excludes minimum 150mm freeboard; and 3. Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • ..... Potential soil loss; or • ..... Monthly erosivity; or • ..... Average monthly rainfall; 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • ..... Design storm for sediment basin sizing is 80th% five-day event or similar; 3. Site discharge during sediment basin dewatering: • ..... TSS < 50 mg/L TSS; and • ..... Turbidity not >10% receiving waters turbidity; and • ..... pH 6.5-8.5.
Water quality	Litter and other waste hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove grass pollutants; 2. Ensure there is no visible oil or grease sheen on released waters; 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1 year and 100 year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Table 9.4.3.3.7 Post Construction Phase – stormwater management design objectives

Climatic region	Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
	Total suspended solids (TSS)	**Total Phosphorus (TP)**	**Total nitrogen (TN)**	**Gross pollutants >5 mm**	
Central Queensland (South)	85	60	45	90	Development for urban purposes within population centres greater than 3000 persons.
All	N/A	N/A	N/A	N/A	Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded. For peak flow for the 1 year ARI event, use co-located storages to attenuate site discharge rate of stormwater.
	Waterway stability management • Limit the peak 1 year ARI event discharge within the receiving waterway to the pre-development peak 1 year ARI event discharge.				

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9.4.4 Transport and parking code[14] [15]

9.4.4.1 Application

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

9.4.4.2 Purpose and overall outcomes

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

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

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

(i) provide for a highly permeable and integrated movement network;
(ii) improve coordination between land use and transport so as to maximise the potential for walking, cycling and public transport use and reduce reliance on private motor vehicle travel;
(iii) achieve acceptable levels of access, convenience, efficiency and legibility for all transport users;
(iv) limit road construction to the minimum necessary to meet the endorsed levels of service for ultimate development of the Fraser Coast; and
(v) provide for staging of Council's limited trunk road construction program to maximise sustainability;

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

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

9.4.4.3 Assessment benchmarks and requirements

Table 9.4.4.3.1 Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
Provision of on-site parking and servicing			
PO1	Development provides sufficient on-site car parking, bicycle parking and service vehicle spaces to satisfy the demand anticipated to be generated by the development.	**AO1.1**	Subject to acceptable outcome AO1.2 (below), development provides on-site car parking spaces, bicycle spaces and service vehicle spaces at the minimum rates specified in **Table 9.4.4.3.4 (Minimum on-site parking requirements)**.

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[14] Editor's note—Council may require the preparation of a Traffic Impact Assessment Report and an Integrated Transport Plan to demonstrate compliance with certain outcomes of the **Transport and parking code**.

[15] Editor's note—the **Planning scheme policy for development works** provides guidance for satisfying certain outcomes of the Transport and parking code, including requirements for the preparation of a traffic impact assessment report.

Performance outcomes		Acceptable outcomes	
			Note—where the calculated number of parking spaces is not a whole number, the required number of parking spaces is the nearest whole number. Note—the minimum on-site bicycle parking rates specified in **Table 9.4.4.3.4** provide for the needs of all users of the development including employees, customers, students and visitors.
		AO1.2	For development located in premises that were lawfully constructed in accordance with a previous development approval granted under a prior planning scheme, or are a pre-existing non-conforming use, the minimum number of on-site car parking spaces is equal to the number of spaces required by the previous development approval or provided by the pre-existing non-conforming use.
Layout, design and construction of on-site parking, servicing and access			
PO2	Development ensures that the siting, layout and design of access, on-site manoeuvring areas and parking and service areas:- (a) is safe, convenient and legible for all users including people with disabilities, pedestrians, cyclists and public transport services, where relevant; (b) does not interfere with the planned function, safety, capacity, efficiency and operation of the transport network; (c) limits potential conflict between service vehicles, other vehicles and pedestrians; and (d) minimises adverse impacts on the local streetscape character and amenity of the surrounding area.	**AO2.1**	Car parking dimensions and manoeuvring areas are designed and marked in accordance with *Australian Standard AS2890.1 Parking Facilities – Off Street Parking*.
		AO2.2	Bicycle parking is designed in accordance with the standards specified in *AS2890.3 – Parking Facilities –Bicycle Parking Facilities*.
		AO2.3	Service vehicle parking and manoeuvring is designed in accordance with the standards specified in *Australian Standard AS2890.2 Parking Facilities – Commercial Off Street Parking*.
		AO2.4	On-site vehicle parking and manoeuvring areas provide for vehicles to enter and leave the site in a forward motion
		AO2.5	The location and design of any new site access is consistent with the standards specified in the **Planning scheme policy for development works**.
		AO2.6	For assessable development, the number of site access driveways is minimised (usually one), with access to the lowest order transport corridor to which the site has frontage, consistent with amenity impact constraints.
		AO2.7	Assessable development provides clearly defined pedestrian paths within and around on-site vehicle parking areas that:- (a) are located in areas where people will choose to walk; and (b) ensure pedestrian movement through vehicle parking areas is along aisles rather than across them.

Performance outcomes		Acceptable outcomes	
PO3	Access driveways, internal circulation and manoeuvring areas, service areas and parking areas are constructed to best-practice engineering standards to accommodate the volume and type of vehicles anticipated to be generated by the development.	**AO3**	Access driveways, internal circulation and manoeuvring areas, service areas and parking areas are constructed in accordance with the standards specified in the **Planning scheme policy for development works**.
Service vehicle requirements			
PO4	Development provides for driveways, internal circulation areas and service areas to be designed to:- (a) ensure that proposed loading, unloading, waste collection and fuel delivery facilities (if required) can satisfactorily accommodate the number and type of service vehicles expected on-site; and (b) the movement of service vehicles on-site and loading and unloading operations do not interfere with on-site amenity and the safe and convenient movement of other vehicles and pedestrians on the site.	**AO4.1** **AO4.2**	Driveways, internal circulation areas, and service areas are provided to accommodate the nominated design vehicles for each development type using *AUSTROADS AP-34/95 Design Vehicles and Turning Path Templates.* Where development incorporates on-site collection of refuse bins, access and manoeuvring areas suitable for accommodating a HRV are provided.

Table 9.4.4.3.2 Assessment benchmarks for assessable development only – additional access and parking requirements

Performance outcomes		Acceptable outcomes	
Site access			
PO1	Development is designed such that turning traffic at driveways minimises the impact of the development on external traffic systems.	**AO1**	Turns to and from driveways on district collector or higher classification transport corridors are restricted to left turns only, or provision is made for right turns in accordance with the standards specified in the **Planning scheme policy for development works**.
PO2	Development provides for sight distances to and from driveways sufficient to ensure safe operation.	**AO2**	Available sight distances from driveways comply with the standards specified in the **Planning scheme policy for development works**.
PO3	Development provides appropriate and sufficient signage to ensure safe and convenient usage of site access systems.	**AO3**	Appropriate direction, regulatory, warning and information signage and line marking is provided in accordance with the requirements of the **Planning scheme policy for development works**.
Car parking requirements			
PO4	Development provides for shared or multiple use of car parking areas, particularly large car parking areas:- (a) at times when car parking areas would otherwise not be occupied (e.g. weekends); (b) when car parking spaces service two or more land uses with varying peak usage times (e.g. restaurants and entertainment uses which generate peak parking demands in periods when retail or office uses are relatively inactive); and (c) to reduce the amount and size of the car parking area.	**AO4**	No acceptable outcome provided.
PO5	Development ensures that car parking areas, service areas and access driveways are located where:-	**AO5**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	(a) they will not dominate the streetscape; and (b) will not unduly intrude upon pedestrian use of footpaths, through:- (i) the use of rear access lanes; (ii) car parking areas and service areas situated at the rear of the premises or below ground level; or (iii) shared driveways.		
PO6	Development provides for multi-level car parking areas to be located, designed, articulated and finished to minimise adverse impacts to the local streetscape character.	**AO6**	No acceptable outcome provided.
PO7	Development provides for car parking areas which are located, designed and managed to promote public security and safety.	**AO7**	No acceptable outcome provided.

Table 9.4.4.3.3 Assessment benchmarks for assessable development only – other requirements

Performance outcomes		Acceptable outcomes	
Road and transport network			
PO1	Development, particularly where involving high trip generating land uses or the creation of new roads and other transport corridors, ensures that the road network:- (a) accords with the 2031 Strategic transport network as shown on **Figure 9.4.4A** to **Figure 9.4.4F (2031 Strategic Transport Network)**; (b) provides visible distinction of roads, based on function and design features; (c) provides convenient, safe and efficient movement for all modes of transport between land use activities with priority given to pedestrian movement and bicycle use over vehicle movements; (d) allows for unimpeded and practical access to the development site and each proposed lot; (e) accommodates or facilitates access to cycle and pedestrian pathways; (f) facilitates a high standard of urban design which reflects a grid pattern to assist in connectivity and permeability, particularly for pedestrians and cyclists; (g) connects to and integrates with existing roads and other relevant facilities within and external to the land to be developed or subdivided; (h) provides for the dedication and construction of roads where required to allow access to, and proper development of, adjoining land that is intended for development;	**AO1**	No acceptable outcome provided. Editor's note—**the Planning scheme policy for development works** specifies standards and provides guidance for the design and construction of roads and transport corridors. Editor's note—a Traffic Impact Assessment Report and Integrated Transport Plan prepared in accordance with the **Planning scheme policy for information that Council may require** may assist in demonstrating compliance with the performance outcome.

Part 9

Performance outcomes		Acceptable outcomes	
	(i) provides for the construction and adequate drainage of all proposed roads, pathways, laneways and bikeways within and adjoining the land to be developed; (j) minimises any adverse impacts on the existing transport network, surrounding land uses, and the amenity of the locality; and (k) does not adversely impact on wildlife movement corridors.		
PO2	Development facilitates orderly provision of the transport network.	**AO2.1** **AO2.2**	Development provides for upgrades or contributes to the construction of transport network improvements. Required upgrading of the transport network is provided in accordance with the hierarchy characteristics and requirements outlined in the **Planning scheme policy for development works**.
Pedestrian and bicycle network and facilities			
PO3	Development provides for the establishment of a safe and convenient network of pedestrian and bicycle paths that:- (a) provides a high level of permeability and connectivity; (b) provide for joint usage where appropriate; (c) maximises opportunities to link activity centres, employment areas, residential areas, community facilities, open space and public transport stops located internally and externally to the site; (d) have an alignment that maximises visual interest, allows for the retention of trees and other significant features and does not compromise the operation of or access to other infrastructure; (e) incorporates safe street crossings with adequate sight distances, pavement markings, warning signs and safety rails; and (f) is well lit and located where there is casual surveillance from nearby premises.	**AO3**	No acceptable outcome provided. Editor's note—**the Planning scheme policy for development works** specifies standards and provides guidance for the design and construction of pedestrian and bicycle paths.
PO4	Appropriate on-site end of trip facilities are provided to encourage walking and cycling as an alternative to private car travel.	**AO4.1**	Development for a business activity, community activity, sport and recreation activity, industry activity, or for a hostel, short term accommodation, resort complex, residential care facility, air services or marina provides residents, employees and visitors with shower cubicles and ancillary change rooms and lockers (including provision for both males and females) at the following rates:- (a) 1 cubicle and 5 lockers for the first 5,500m^2 of gross floor area, provided that the development exceeds a minimum gross floor area of 1,500m^2; plus (b) 1 additional cubicle and 5 additional lockers for that part of the development that exceeds 5,500m^2 gross floor area

Part 9

Performance outcomes		Acceptable outcomes	
			up to a maximum of 30,000m² gross floor area; plus (c) 2 additional cubicles and 10 additional lockers for that part of the development that exceeds 30,000m^2 gross floor area.
		AO4.2	Development provides bicycle access, parking and storage facilities that:- (a) are located close to the building's pedestrian entrance; (b) are obvious and easily and safely accessible from outside the site; (c) do not adversely impact on visual amenity; and (d) are designed in accordance with the **Planning scheme policy for development works**.
Public transport facilities			
PO5	Development encourages the use of public transport through:- (a) appropriate development design which maximises accessibility via existing and planned public transport facilities; and (b) appropriate provision of on-site or off-site public transport facilities, having regard to the specific nature and scale of development, and the number of people or lots involved.	**AO5.1**	Development is designed and arranged to provide safe, convenient and functional linkages to existing and proposed public transport facilities.
		AO5.2	On-site public transport facilities are provided in conjunction with the following development:- (a) shopping centre, where having a gross floor area of greater than 10,000m²; (b) tourist attraction, having a total use area of greater than 10,000m²; (c) educational establishment, where accommodating more than 500 students; (d) major sport, recreation and entertainment facility; (e) indoor sport and recreation, where having a gross floor area of more than 1,000m^2 or for spectator sports; and (f) outdoor sport and recreation where for spectator sports.
		AO5.3	On-street public transport facilities are provided as part of the following development:- (a) shopping centre, where having a gross floor area of 10,000m^2 or less; (b) tourist attraction, where having a gross floor area of 10,000m^2 or less; (c) educational establishment, where accommodating 500 or less students; and (d) indoor sport and recreation where having a gross floor area of 500m^2 or less and not for spectator sports.
		AO5.4	Where not otherwise specified above, on-street public transport facilities are provided where development is located on an existing or future public transport route.
		AO5.5	Public transport facilities are located and designed in accordance with the standards specified in the **Planning scheme policy for development works.**
PO6	Development involving the creation of	**AO6**	No acceptable outcome provided.

Part 9

Performance outcomes		Acceptable outcomes	
	new roads ensures that a network of public transport routes is provided such that public transport can efficiently service the neighbourhood/estate with no or only minimal route redundancy.		
PO7	Development involving the creation of new roads ensures that the design of streets and roads to be used as a public transport route allows for the efficient and unimpeded movement of buses without facilitating high traffic speeds.	**AO7**	No acceptable outcome provided.
Amenity and environmental impacts of transport infrastructure			
PO8	Development ensures that on-site vehicle access, manoeuvring and parking facilities do not have adverse impacts on people, properties or activities, with regard to light, noise, emissions or stormwater run-off.	**AO8**	No acceptable outcome provided.
PO9	The environmental impacts of transport infrastructure are minimised by appropriate design and the use of low impact construction techniques.	**AO9.1**	Development ensures that the environmental impacts of transport infrastructure are minimised by the use of low impact construction techniques, including:- (a) co-location of transport corridors within an existing or planned infrastructure corridor; (b) location of transport corridors within an area clear of or consisting of disturbed vegetation; (c) avoidance of clearing of native vegetation and provision of fauna underpasses and associated fencing, where appropriate; (d) minimisation of changes to the hydrological regime, including drainage patterns, run-off and water quality; (e) avoidance of crossing waterways, drainage lines and wetlands. Where such crossings are unavoidable, disturbed areas are reinstated and revegetated on completion of works; and/or (f) minimisation of changes to the natural landform and extensive earthworks.
		AO9.2	Transport corridor design and construction is undertaken in accordance with the **Planning scheme policy for development works**.
Transport corridor widths, pavement, surfacing and verges			
PO10	Development provides the reserve width and external road works along the full extent of the site frontage, and other transport corridors where appropriate, to support the function and amenity of the transport corridor including, where applicable:- (a) paved roadway; (b) kerb and channel; (c) safe vehicular access; (d) safe footpaths and bikeways; (e) safe on-road cycle lanes or verges for cycling. (f) stormwater drainage; (g) provision of public utility services; (h) streetscaping and landscaping; and	**AO10**	The design and construction of road works, including external road works, is:- (a) undertaken in accordance with the **Planning scheme policy for development works**; and (b) consistent with the characteristics intended for the particular type of transport corridor specified in the **Planning scheme policy for development works.**

Performance outcomes		Acceptable outcomes	
	(i) provision of street lighting systems, road signage and line marking.		
PO11	Development provides for road pavement and surfacing that:- (a) is sufficiently durable to carry wheel loads for design traffic; (b) provides adequate area for parked vehicles; (c) ensures the safe passage of vehicles, pedestrians and bicycles; (d) ensures appropriate management of stormwater and maintenance of all-weather access; and (e) allows for reasonable travel comfort.	**AO11**	Road pavement design and construction is undertaken in accordance with the standards specified in the **Planning scheme policy for development works**.
PO12	Development provides pavement edging that controls:- (a) vehicle movements by delineating the extent of the carriageway; and (b) stormwater runoff.	**AO12**	Design and construction of pavement edging is undertaken in accordance with the standards specified in the **Planning scheme policy for development works**.
PO13	Development provides verges and footpaths that:- (a) allow safe access for pedestrians clear of obstructions; (b) allow safe passage of wheel chairs and other mobility aids; (c) allow safe passage of cyclists; (d) allow access for vehicles onto properties; (e) include an area for public utility services; (f) allow signage and line marking; and (g) contribute to the amenity of transport corridors.	**AO13**	Verge and footpath design and construction is:- (a) undertaken in accordance with the standards specified in the **Planning scheme policy for development works**; and (b) in accordance with the characteristics intended for the particular type of transport corridor specified in the **Planning scheme policy for development works**.
Intersections and traffic controls			
PO14	Development provides for traffic speeds and volumes to be catered for through the design and location of intersections and traffic controls so as to:- (a) ensure the function, safety and efficiency of the road network is maintained; (b) minimise unacceptable traffic noise to adjoining land uses; and (c) maintain convenience and safety levels for pedestrians, cyclists and public transport.	**AO14**	Intersections and speed control devices are designed and constructed in accordance with the **Planning scheme policy for development works**.
Development staging			
PO15	Staged development is planned, designed and constructed to ensure that:- (a) each stage of the development can be constructed without interruption to services and utilities provided to the previous stages; (b) transport infrastructure provided is capable of servicing the entire development; (c) early bus access and circulation is achieved through the connection of collector roads; and (d) materials used are consistent throughout the development.	**AO15**	No acceptable outcome provided.

Table 9.4.4.3.4 Minimum on-site parking requirements

Column 1 Land use	Column 2 Cars	Column 3 Service vehicles[16]	Column 4 Bicycles
Residential activities			
Dwelling unit	1 space (covered) per dwelling	Not required	Not required
Hostel	1 space (covered) rooming unit+ 1 visitor space / 10 rooming units + 1 space for an on-site manager (where applicable)	1 SRV	1 space / 10 rooming units (minimum 4 spaces)
Nature based tourism	1 space per cabin/site + 1 manager space	Not required	Not required
Multiple dwelling	Where located in the Low Density Residential Zone and Medium Density Residential Zone: 1 space (covered) / 1 bedroom unit; or 1.5 spaces/ 2 bedroom unit; or 2 spaces per 3 or more bedroom units; and 1 visitor space / 4 dwellings. **OR** Where located in any other zone: 1 space (covered) per dwelling unit and 1 visitor space / 4 dwellings	1 SRV where more than 10 dwellings	1 space / 4 dwellings (minimum 4 spaces)
Relocatable home park	1 space (covered) / relocatable home site + 1 visitor space / relocatable home site + 1 manager space (covered) + boat and trailer storage area	1 SRV where more than 10 relocatable home sites	1 space / relocatable home site (minimum 4 spaces)
Residential care facility	1 space / 4 beds	1 MRV + Ambulance	1 space / 10 beds (minimum 4 spaces)

[16] Editor's note—the vehicle dimensions and manoeuvring requirements for the following design service vehicles are contained in Australian Standard *AS2890.2 – Off street parking – Commercial Vehicle Facilities*:-
- SRV – Small rigid vehicle;
- MRV – Medium rigid vehicle;
- HRV – Heavy rigid vehicle; and
- AV – Articulated vehicle.

Column 1 Land use	Column 2 Cars	Column 3 Service vehicles[16]	Column 4 Bicycles
Resort complex	Not specified	Not specified	Not specified
Retirement facility	1 space / dwelling unit+ 1 visitor space/ 4 dwelling units + boat and trailer storage area/s for residents use.	1 MRV + Ambulance	1 space / unit
Short-term accommodation	1 space (covered) per rooming unit+ 1 visitor space / 10 rooming units	1 MRV	1 space / 10 rooming units (minimum 4 spaces)
Tourist park	1 space / caravan or cabin site + 1 visitor space / 10 sites + 1 manager space (covered) + boat and trailer storage area	1 HRV	1 space / 10 sites (minimum 4 spaces)
Business activities			
Adult store	1 space / 20m² GFA	1 SRV if less than 500m² GFA or 1 SRV and 1 HRV if 500m² to 1,999m² GFA or not specified if 2,000m² GFA or above	1 space / 400m^2 GFA (minimum 4 spaces)
Agricultural supplies store	1 space / 20m^2 total use area if less than 100m^2 total use area + 1 space / 50m^2 total use area for that part exceeding 100m^2 total use area	Not specified	1 space / 400m^2 GFA (minimum 4 spaces)
Food and drink outlet	1 space / 15m² GFA	1 SRV	1 space / 200m^2 GFA (minimum 4 spaces)
Garden centre	1 space / 20m^2 total use area if less than 100m^2 total use area + 1 space / 50m^2 total use area for that part exceeding 100m^2 total use area	1 SRV if less than 500m² GFA or 1 SRV and 1 AV if 500m² to 1,999m² GFA or not specified if 2,000m² GFA or above	1 space / 400m^2 total use area (minimum 4 spaces)
Hardware and trade supplies	1 space / 20m^2 total use area if less than 100m^2 total use area + 1 space / 50m^2 total use area for that part exceeding 100m^2 total use area	1 SRV if less than 500m² GFA or 1 SRV and 1 AV if 500m² to 1,999m² GFA or not specified if 2,000m² GFA or above	1 space / 400m^2 GFA (minimum 4 spaces)
Office	1 space / 40m² GFA where in a centre zone or 1 space / 30m² where not in a centre zone	Not specified	1 space / 400m^2 GFA OR the number of bicycle spaces specified in MP 4.1 (Sustainable buildings) of the QDC, whichever is the greater (minimum 4 spaces)
Outdoor sales	1 space / 150m² total display area + 4 spaces	1 AV	1 space / 400m^2 total use area (minimum 4

Column 1 Land use	Column 2 Cars	Column 3 Service vehicles[16]	Column 4 Bicycles
	per maintenance bay		spaces)
Service station	1 space / 20m^2 GFA (when involving sale of goods) + 2 spaces / service bay (minimum of 4 spaces)	AV	1 space / 400m^2 GFA (minimum 6 spaces)
Shop	1 space / 20m² GFA	1 SRV if less than 500m² GFA or 1 SRV and 1 AV if 500m² to 1,999m² GFA or not specified if 2,000m² GFA or above	1 space / 200m^2 GFA (minimum 4 spaces)
Shopping centre	1 space / 20m² GFA	1 SRV if less than 500m² GFA or 1 SRV and 1 AV if 500m² to 1,999m² GFA or not specified if 2,000m² GFA or above	1 space / 200m^2 GFA OR the number of bicycle spaces specified in MP 4.1 (Sustainable buildings) of the QDC, whichever is the greater (minimum 4 spaces)
Showroom	1 space / 50m² GFA	1 AV	1 space / 400m^2 GFA (minimum 4 spaces)
Veterinary services	1 space / 25m² GFA	1 SRV	1 space / 400m^2 GFA (minimum 4 spaces)
Entertainment activities			
Club	1 space / 15m² GFA	1 SRV	1 space / 400m^2 GFA (minimum 4 spaces)
Function facility	1 space / 15m^2 GFA	1 SRV	1 space / 400m^2 GFA (minimum 4 spaces)
Hotel	1 space / 15m^2 of non-residential GFA + 1 space / rooming unit + queuing for 10 vehicles if a drive through bottle shop is provided	1 MRV	1 space / 400m^2 GFA (minimum 4 spaces)
Nightclub entertainment facility	1 space / 15m² GFA	1 SRV	Not specified
Theatre	Not specified	Not specified	1 space / 400m^2 GFA (minimum 4 spaces)
Tourist attraction	Not specified	Not specified	Not specified
Industry activities			
Bulk landscape supplies	1 space / 100m² total use area	1 HRV	Not required
Extractive industry	Not specified	Not specified	Not required
Service industry	1 space / 40m² GFA	1 MRV	1 space / 400m^2 GFA (minimum 4 spaces)

Column 1 Land use	Column 2 Cars	Column 3 Service vehicles[16]	Column 4 Bicycles
Warehouse	1 space / 150m^2 GFA	1 AV	Not required
Low impact industry **Medium impact industry** **Research and technology industry**	1 space / 60m² GFA	1 AV	Not specified
High impact industry **Marine industry** **Special Industry** **Transport Depot**	1 space / 100m² GFA + 1 space per 200m² of external use area.	1 AV	Not specified
Community activities			
Cemetery	Not specified	Not specified	Minimum 4 spaces
Child care centre	1 space / employee + 1 customer space / 10 children	Not specified	1 space / 100m^2 GFA (minimum 4 spaces)
Community care centre	1 space / 20m^2 GFA	Not specified	1 space / 400m^2 GFA (minimum 4 spaces)
Community use	1 space / 20m^2 GFA	Not specified	1 space / 400m^2 GFA (minimum 4 spaces)
Crematorium	Sufficient spaces to accommodate the number of vehicles likely to be parked at any time, including 1 space per 15m^2 GFA for any area allocated for the conduct of services.	Not specified	Not specified
Educational establishment	Primary school or special education: 1 space/ employee (FTE) + provision of space for setting down and picking up of students. Secondary, Tertiary or technical institute: 1 space/ employee (FTE) + 1 space/ 10 students + provision of space for setting down and picking up of students.	Not specified	1 space / 100m^2 GFA OR for a tertiary education facility, the number of bicycle spaces specified in MP 4.1 (Sustainable buildings) of the QDC, whichever is the greater (minimum 6 spaces)

Column 1 Land use	Column 2 Cars	Column 3 Service vehicles[16]	Column 4 Bicycles
Emergency services	Not specified	Not specified	Not specified
Funeral parlour	1 space / 30m^2 GFA	1 SRV	Not specified
Health care services	1 space / 20m^2 GFA	1 SRV + Ambulance	1 space / 400m^2 GFA (minimum 4 spaces)
Hospital	1 space per 3 beds plus 1 space per 2 employees + set-down area for emergency vehicles	Not specified	1 space / 400m^2 GFA OR the number of bicycle spaces specified in MP 4.1 (Sustainable buildings) of the QDC, whichever is the greater (minimum 4 spaces)
Place of worship	1 space / 15m² GFA	SRV	1 space / 400m^2 GFA (minimum 4 spaces)
Recreation activities			
Indoor sports and recreation	1 space / 20m^2 Total Use Area	Not specified	Not specified
Outdoor sports and recreation	Sufficient spaces to accommodate the amount of traffic generated by the particular use.	Sufficient spaces to accommodate the amount of traffic generated by the particular use.	Sufficient spaces to accommodate the amount of traffic generated by the particular use.
Rural activities			
Rural industry	Not specified	AV	Not required
Wholesale nursery	Not specified	AV	Not required
Winery	Not specified	Not required	Not required
All other rural activities	Not required	Not required	Not required
Other activities			
All other activities	Not specified	Not specified	Not specified

Figure 9.4.4A 2031 Strategic transport network

Part 9

Fraser Coast Regional Council

Planning Scheme

2031 Strategic Transport Network

Figure: 9.4.4A

Legend

Roads Hierarchy

- State Roads
- Controlled Distributor
- Traffic Distributor
- Sub Arterial Main Street
- Access Street/Place
- Rural Arterial
- Major Collector
- Minor Collector
- Rural Road
- Urban Arterial

DCDB Parcel boundaries

DNRME Release 06/03/2018

Fraser Coast Regional Council Boundary

Ocean Background

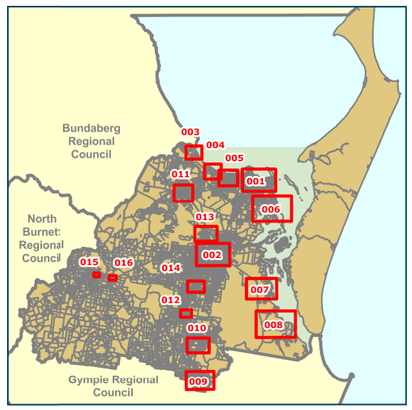
Other Local Government Boundaries

N

Approx Scale @ A3 Not to Scale

16/05/2018

Geocentric Datum of Australia 1994 (GDA94)



Hervey Bay - 001

Figure 9.4.4B 2031 Strategic transport network

Fraser Coast Regional Council

Planning Scheme

2031 Strategic Transport Network

Figure: 9.4.4B

Maryborough

Legend

Roads Hierarchy

- State Roads
- Controlled Distributor
- Traffic Distributor
- Sub Arterial Main Street
- Access Street/Place
- Rural Arterial
- Major Collector
- Minor Collector
- Rural Road
- Urban Arterial

DCDB Parcel boundaries

DNRME Release 06/03/2018

Fraser Coast Regional Council Boundary

Ocean Background

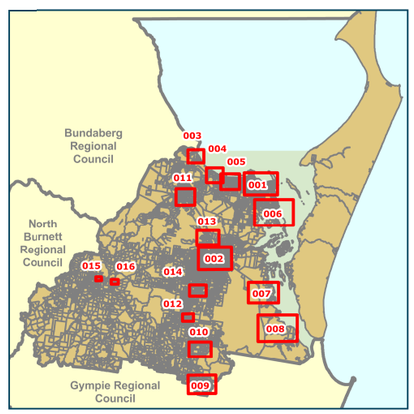
Other Local Government Boundaries

Approx Scale @ A3 Not to Scale

N

 16/05/2018

Geocentric Datum of Australia 1994 (GDA94)



Maryborough - 002

Figure 9.4.4C 2031 Strategic transport network

Part 9

Fraser Coast Regional Council

Planning Scheme

2031 Strategic Transport Network

Figure: 9.4.4C

Legend

Roads Hierarchy

- State Roads
- Controlled Distributor
- Traffic Distributor
- Sub Arterial Main Street
- Access Street/Place
- Rural Arterial
- Major Collector
- Minor Collector
- Rural Road
- Urban Arterial

DCDB Parcel boundaries

DNRME Release 06/03/2018

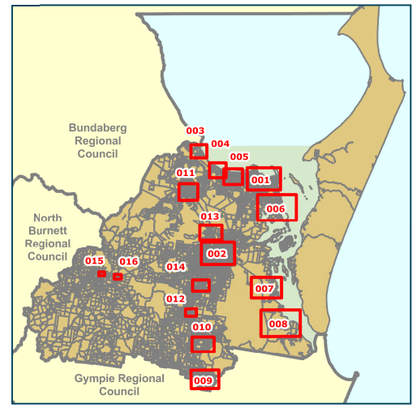
Fraser Coast Regional Council Boundary

Ocean Background

Other Local Government Boundaries

Approx Scale @ A3 Not to Scale

N



Burrum Heads - 003
Toogoom - 004
Dundowran - 005
River Heads - 006

BURRUM HEADS

Riverview Dr
Ivor Dr
Burrum Heads Rd
Bushnell Rd
Orchid Dr

TOOGOOM

Toogoom Rd
O'Regan Creek Rd
Carkeet Rd
Pialba Burrum Heads Rd

DUNDOWRAN

Pialba Burrum Heads Rd
Crooks Rd
Lexys Rd
Craignish Rd
Sempfs Rd
Karraschs Rd
Craignish Rd
Dundowran Rd
Lower Mountain Rd

RIVER HEADS

Booral Rd
Vanderwolf Rd
Vanderwolf Rd
Buckley Rd
Bingham Rd
River Heads Rd
Gannet Way
Noble Rd

Figure 9.4.4D 2031 Strategic transport network

Part 9

Fraser Coast Regional Council

Planning Scheme

2031 Strategic Transport Network

Figure: 9.4.4D

MAAROOM

BOONOOROO

MAAROOM CR / BOONOOROO / TUAN

POONA

TINNANBAR

POONA / TAWAN / TINNANBAR

GLENWOOD

BAUPLE

Legend

Roads Hierarchy

- State Roads
- Controlled Distributor
- Traffic Distributor
- Sub Arterial Main Street
- Access Street/Place
- Rural Arterial
- Major Collector
- Minor Collector
- Rural Road
- Urban Arterial

DCDB Parcel boundaries

DNRME Release 06/03/2018

Fraser Coast Regional Council Boundary

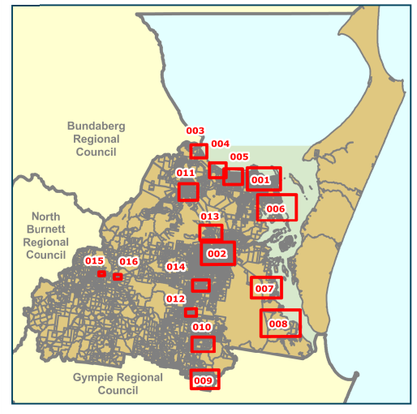
Ocean Background

Other Local Government Boundaries

Approx Scale @ A3 Not to Scale

N

Geocentric Datum of Australia 1994 (GDA94)



Maaroom Cr/Boonooroo/Tuan - 007
Poona/Tawan/Tinnanbar - 008
Glenwood - 009
Bauple - 010

Figure 9.4.4E 2031 Strategic transport network

Part 9

Fraser Coast Regional Council

Planning Scheme

2031 Strategic Transport Network

Figure: 9.4.4E

Legend

Roads Hierarchy

- State Roads
- Controlled Distributor
- Traffic Distributor
- Sub Arterial Main Street
- Access Street/Place
- Rural Arterial
- Major Collector
- Minor Collector
- Rural Road
- Urban Arterial

DCDB Parcel boundaries

DNRME Release 06/03/2018

Fraser Coast Regional Council Boundary

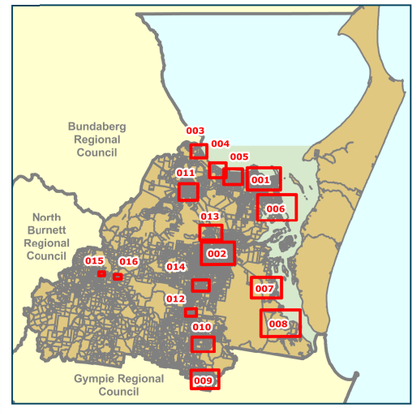
Ocean Background

Other Local Government Boundaries

Approx Scale @ A3 Not to Scale

N

Geocentric Datum of Australia 1994 (GDA94)



Howard/Torbanlea - 011
Tiaro - 012
Aldershot - 013
Owanyilla - 014

Figure 9.4.4F 2031 Strategic transport network

Part 9

Fraser Coast Regional Council

Planning Scheme

2031 Strategic Transport Network

Figure: 9.4.4F

Legend

Roads Hierarchy

- State Roads
- Controlled Distributor
- Traffic Distributor
- Sub Arterial Main Street
- Access Street/Place
- Rural Arterial
- Major Collector
- Minor Collector
- Rural Road
- Urban Arterial

DCDB Parcel boundaries

DNRME Release 06/03/2018

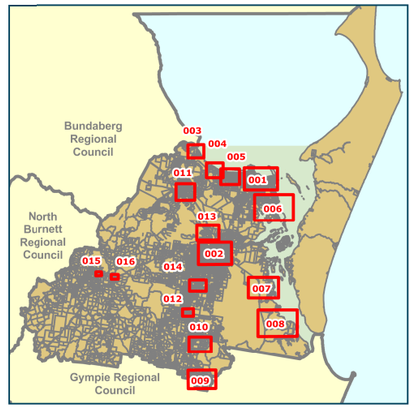
Fraser Coast Regional Council Boundary

Ocean Background

Other Local Government Boundaries

Approx Scale @ A3 Not to Scale

N



Brooweena - 015
Aramara - 016
FCRC LGA Overview - 017

9.4.5 Vegetation management code

9.4.5.1 Application

This code applies to assessable development:-

(a) for operational work being vegetation clearing where identified as requiring assessment against the Vegetation management code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.4.5.2 Purpose and overall outcomes

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

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

(a) development ensures that vegetation which is of cultural, heritage, character, ecological, or aesthetic (including streetscape, townscape or landscape) significance or value is conserved;

(b) development involving vegetation clearing is undertaken in an environmentally responsible manner and does not cause adverse amenity impacts, public health and safety concerns or land degradation.

9.4.5.3 Assessment benchmarks

Table 9.4.5.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Vegetation protection			
PO1	Vegetation is protected to ensure that:- (a) soil resources are protected against the loss of chemical and physical fertility through processes such as erosion, mass movement, salinity and water logging; (b) vegetation of historical, cultural or visual significance is retained; (c) trees with nesting hollows are protected; and (d) species of local significance are protected.	**AO1**	No acceptable outcome provided. Note—in assessing and deciding a development application for vegetation clearing, matters that will be taken into account by Council will include but not necessarily be limited to:- (a) any current development approval attached to the land which may include conditions or measures relating to vegetation retention or protection; (b) whether the vegetation is specifically protected by a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant vegetation; (c) whether the vegetation is identified or referred to in State or Federal legislation; (d) whether the vegetation is located on a prominent hillside, slope or ridgeline; (e) whether vegetation clearing may cause or contribute to erosion or slippage; (f) whether the vegetation is or forms part of a riparian area or other habitat network and is valuable to the functioning of that network; (g) whether the vegetation is or is capable of forming or contributing to a buffer between different land uses; (h) whether the vegetation is or is capable of forming or contributing to a visual buffer,

Performance outcomes		Acceptable outcomes	
			agricultural buffer or a buffer against pollution, light spillage or noise; (i) whether the vegetation contributes to visual amenity, landscape quality or cultural heritage significance; and (j) the likely effectiveness of any proposed rehabilitation measures, having regard to the **Planning scheme policy for environmental and vegetation offsets**.
Steep land			
PO2	Vegetation clearing on slopes 15% or greater is avoided or minimised so as to maintain slope stability and prevent erosion and slippage.	**AO2**	No acceptable outcome provided.
Management of vegetation clearing works			
PO3	Vegetation clearing works are conducted in a manner that:- (a) protects natural landforms, including steep land, waterways, gullies and wetlands; and (b) prevents soil degradation and controls erosion, slippage and sedimentation.	**AO3**	No acceptable outcome provided. Editor's note—**Section 9.4.6 (Works, services and infrastructure code)** sets out requirements for sediment and erosion control.
PO4	Vegetation clearing works are conducted in a manner that:- (a) protects the aesthetic and ecological values of retained vegetation; and (b) minimises impacts on fauna.	**AO4.1**	The health and stability of retained vegetation is maintained or enhanced during vegetation clearing work by:- (a) clearly marking vegetation to be retained with temporary fencing and flagging tape; (b) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area; and (c) removing all declared noxious weeds and environmental weeds from the site.
		AO4.2	All clearing works carried out in the vicinity of the retained vegetation are to be undertaken in accordance with *AS4970 Protection of Trees on Development Sites* and *AS4687 Temporary Fencing and Hoarding*.
		AO4.3	Where clearing works are likely to result in adverse impacts upon fauna and/or fauna habitat, all work is carried out under the supervision of a registered fauna spotter/catcher.
PO5	Vegetation clearing is undertaken in a manner that minimises environmental harm and environmental nuisance to surrounding areas as a result of air or noise emissions.	**AO5.1**	No dust emissions extend beyond the boundaries of the site.
		AO5.2	No other air emissions, including odours, are detectable at the boundary of the site.
		AO5.3	Noise generating equipment is shielded or acoustically treated in a manner that ensures the equipment does not create environmental nuisance.
Vegetation disposal			
PO6	Vegetation cleared from a site is disposed of in a manner that:- (a) maximises reuse and/or recycling; and (b) minimises impacts on public health and safety.	**AO6**	Where vegetation is cleared, vegetation waste is appropriately disposed of (other than burning) in the following order of preference:- (a) milling for commercial timber products, landscaping or firewood;

Performance outcomes		Acceptable outcomes	
			(b) on-site chipping or mulching unless it is likely to cause the spreading of non-indigenous species; and (c) transportation off-site and disposal in an approved green waste disposal facility.

9.4.6 Works, services and infrastructure code

9.4.6.1 Application

This code applies to accepted development subject to requirements and assessable development identified as requiring assessment against the Works, service and infrastructure code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.4.6.2 Purpose and overall outcomes

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

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

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

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

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

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

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

(f) infrastructure is integrated with surrounding networks;

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

(h) filling or excavating does not adversely or unreasonably impact on the natural environment, drainage conditions or adjacent properties.

9.4.6.3 Assessment benchmarks and requirements

Table 9.4.6.3.1 Assessment benchmarks for assessable development and requirements for accepted development subject to requirements – if involving excavating or filling

Performance outcomes		Acceptable outcomes	
Excavating or filling			
PO1	Excavating or filling:- (a) does not cause environmental harm; (b) does not impact adversely on visual amenity or privacy; (c) maintain natural landforms as	**AO1.1**	Development provides that:- (a) on sites with a slope of 15% or more, or otherwise included in the Rural zone, the extent of excavation (cut) and fill does not involve a total change of more than 1.5m relative to the natural ground

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Performance outcomes		Acceptable outcomes	
	far as possible; and (d) is stable in both the short and long term.		level at any point; or (b) on sites with a slope of less than 15%, or not otherwise included in the Rural zone, the extent of excavation (cut) and fill does not involve a total change of more than 1.0m relative to the natural ground level at any point; (c) no part of any cut or fill batter is within 1.5m of any property boundary except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any vegetation; (d) retaining walls are no greater than 1.5m high; (e) all stored material is:- (i) contained wholly within the site; (ii) located in a single manageable area that does not exceed 50m^2; and (iii) located at least 10m from any property boundary; and (f) any batter or retaining wall is structurally adequate. Note—retaining walls that are not works for reconfiguring a lot are defined as building work under the Act. They are not operational work and must be assessed under the provisions of the *Building Act 1975*.
		AO1.2	Excavating or filling is carried out in accordance with the standards specified in *AS3798-2007: Guidelines on Earthworks for Commercial and Residential Developments.*
PO2	Excavating or filling does not interfere with natural stormwater flows	**AO2**	Any excavating or filling does not restrict or interfere with overland flow.
PO3	Excavating or filling does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development site.	**AO3.1**	Development does not change flood flows, velocities or levels external to the development site. **OR** Development directs flows to a legal point of discharge that has a downstream system with sufficient capacity to convey the additional flows.
		AO3.2	For a retaining wall, stormwater flows are intercepted prior to flowing over the wall and directed to a legal point of discharge.
		AO3.3	Dams are constructed a minimum distance of 20m from the toe of the dam wall or water's edge to the boundary of the property.
PO4	Excavating or filling does not result in any contamination of land or water, or pose a health or safety risk to users and neighbours of the site.	**AO4**	Development provides that:- (a) no contaminated material is used as fill; (b) for excavation, no contaminated material is excavated or contaminant disturbed; and (c) waste materials are not used as fill, including:- (i) commercial waste; (ii) construction/demolition waste; (iii) domestic waste;

Performance outcomes		Acceptable outcomes	
			(iv) garden/vegetation waste; and (v) industrial waste.
PO5	Excavating or filling does not damage, obstruct, interfere with or increase the risk of damage to Council infrastructure or a service provider's infrastructure.	**AO5**	Development provides that:- (a) infrastructure is protected from damage during construction; (b) maximum and minimum soil cover is maintained to underground infrastructure in accordance with manufacturer's specifications; (c) access for the maintenance of services not obstructed or inhibited; and (d) the capacity or function of infrastructure is not reduced.

Table 9.4.6.3.2 Assessment benchmarks for assessable development only – if involving excavating or filling

Performance outcomes		Acceptable outcomes	
PO1	The location and extent of excavating or filling is consistent with the intended use of the site.	**AO1**	The extent of excavating or filling is in accordance with an existing development approval for a material change of use, reconfiguring a lot or building work (which has not lapsed).
PO2	Excavating or filling does not prevent or create difficult access to the property.	**AO2**	Driveways are able to be constructed and maintained in accordance with the requirements of the **Planning scheme policy for development works**.
PO3	Excavating or filling does not cause significant impacts through truck movements, dust or noise, on the amenity of the locality in which the works are undertaken or along routes taken to transport the material.	**AO3**	Excavating or filling is undertaken in accordance with the requirements of the **Planning scheme policy for development works**.
PO4	The transportation of materials in association with excavating or filling activities minimises adverse impacts on the road system.	**AO4**	Material is transported in accordance with the requirements of the **Planning scheme policy for development works**.
PO5	Excavating or filling does not damage, obstruct, interfere with or increase the risk of damage to Council infrastructure or a service provider's infrastructure.	**AO5**	Existing infrastructure:- (a) is not affected by the work; (b) remains in accordance with the **Planning scheme policy for development works**; or (c) is relocated or modified to comply with the **Planning scheme policy for development works**.

Table 9.4.6.3.3 Assessment benchmarks for assessable development only – requirements for infrastructure, services and utilities

Performance outcomes		Acceptable outcomes	
General requirements for Infrastructure, services and utilities			
PO1	Development is provided with infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs.	**AO1.1**	Where available, development is provided with and connected to stormwater drainage, electricity, gas and telecommunications services at no cost to the Council, including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services. Editor's note—the provision of telecommunications infrastructure is regulated in accordance with Federal Government legislation.

Performance outcomes		Acceptable outcomes	
		AO1.2	In an urban area, electricity infrastructure is provided or relocated underground where:- (a) five or more new lots are created; (b) a new road is created; or (c) there is existing underground power in the vicinity of the development site.
		AO1.3	Where applicable, development is provided with street lighting in accordance with the requirements specified in the **Planning scheme policy for development works**.
		AO1.4	The development is provided with and connected to reticulated sewerage where the development is within a sewerage service area. Where the development is not within a sewerage service area, an on-site treatment and disposal system is provided that complies with the requirements of the *Plumbing and Drainage Act 2003.* Note—the sewerage service area is shown on the Plans for Trunk Infrastructure – Wastewater.
		AO1.5	The development is provided with and connected to reticulated water where the development is within a water supply service area. Where the development is not within a water supply service area, development is provided with adequate on-site rainwater collection. Note—the water supply service area is shown on the Plans for Trunk Infrastructure – Water Supply.
PO2	Development provides for infrastructure, services and utilities that are planned, designed and constructed in a manner which:- (a) ensures appropriate capacity to meet the current and planned future needs of the development; (b) is integrated with and efficiently extends existing networks; (c) minimises risk to life and property; (d) avoids ecologically important areas; (e) minimises risk of environmental harm; (f) achieves acceptable maintenance, renewal and adaptation costs; (g) can be easily and efficiently maintained; (h) minimises potable water demand and wastewater production; and (i) ensures the ongoing construction or operation of the development is not disrupted; (j) where development is staged, each stage is fully serviced before a new stage is released; (k) ensures adequate clearance	**AO2.1**	Infrastructure is planned, designed and constructed in accordance with Council's Priority Infrastructure Plan, and the **Planning scheme policy for development works,** or where applicable, the requirements of the service provider.
		AO2.2	Existing infrastructure is relocated or modified where necessary to ensure compliance with the **Planning scheme policy for development works** or where applicable, the requirements of the service provider.
		AO2.3	Compatible public utility services are co-located in common trenching in order to minimise the land required and the costs for underground services.
		AO2.4	Infrastructure, services and utilities are located and aligned so as to:- (a) avoid disturbance of ecologically important areas; (b) minimise earthworks; and (c) avoid crossing waterways or wetlands.
		AO2.5	Where the crossing of a waterway or wetland cannot be avoided tunnel boring techniques are used to minimise disturbance and disturbed areas are reinstated and revegetated on completion of works.

Performance outcomes		Acceptable outcomes	
	zones are maintained between utilities and dwellings to protect residential amenity and health; and (l) minimises visual and amenity impacts.	**AO2.6** **AO2.7**	The selection of materials used in the construction of infrastructure is suitable, durable, easy to maintain and cost effective, taking into account the whole of life cycle cost, and achieves best practice environmental management and energy savings. Access easements for maintenance purposes are provided over Council infrastructure within privately owned land.
Stormwater management infrastructure			
PO3	Development provides for the effective drainage of lots and roads in a manner that:- (a) maintains where possible major natural flow paths and catchment run-off characteristics; (b) effectively manages stormwater quality and quantity; and (c) ensures no adverse impacts on receiving waters and the surrounding land.	**AO3**	Drainage systems for development comply with the standards specified in the **Planning scheme policy for development works**.
Works over or near sewerage, water and stormwater drainage infrastructure			
PO4	Development near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure:- (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	**AO4**	Development that will involve building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the **Planning scheme policy for development works.**

Table 9.4.6.3.4 Assessment benchmarks for assessable development only – stormwater and water quality

Performance outcomes		Acceptable outcomes	
PO1	Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.	**AO1**	Stormwater and water quality outcomes comply with the stormwater design objectives of **Table 9.4.6.3.6 (Construction Phase – stormwater management design objectives)** and **Table 9.4.6.3.7 (Post Construction Phase – stormwater management design objectives).**

Table 9.4.6.3.5 Assessment benchmarks for assessable development only – construction management (for operational work only)

Performance outcomes		Acceptable outcomes	
PO1	Air emissions, noise or lighting arising from construction activities and works do not adversely impact on surrounding areas.	**AO1.1** **AO1.2** **AO1.3** **AO1.4**	Dust emissions do not cause environmental nuisance beyond the boundary of the site. Air emissions, including odours, are not detectable at the boundary of the site. Noise generating equipment is enclosed, shielded or acoustically treated in a manner which ensures the equipment does not create environmental harm. Outdoor lighting complies with *AS4282-1997*

Performance outcomes		Acceptable outcomes	
			Control of the Obtrusive Effects of Outdoor Lighting.
PO2	Construction activities and works provide for:- (a) the protection of the aesthetic and ecological values of retained vegetation; and (b) impacts on fauna to be minimised.	**AO2.1**	The health and stability of retained vegetation is maintained or enhanced during construction activities by:- (b) clearly marking vegetation to be retained with temporary fencing and flagging tape; (c) installing secure barrier fencing around the outer drip line and critical root zone of the vegetation; (d) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area; (e) using low impact construction techniques in the vicinity of vegetation to minimise interference with the vegetation; and (f) removing all declared noxious weeds and environmental weeds from the site.
		AO2.2	All works carried out in the vicinity of retained vegetation comply with *AS4970 Protection of Trees on Development Sites* and *AS4687 Temporary Fencing and Hoarding*.
		AO2.3	Where construction activities will result in adverse impacts upon fauna and/or the clearing and/or removal of fauna habitat:- (b) all vacant hollows and nests are relocated or rendered unusable to prohibit fauna return during clearing works; and (c) all fauna is suitably relocated or humanely dealt with during the pre-clearing inspections or during clearing.
PO3	Vegetation cleared from a site is disposed of in a manner that:- (b) maximises reuse and/or recycling; and (c) minimises impacts on public health and safety.	**AO3**	Where vegetation is cleared, vegetation waste is appropriately disposed of (other than burning) in the following order of preference:- (b) milling for commercial timber products, landscaping or firewood; (c) on-site chipping or mulching unless it is likely to cause spreading of non-indigenous species; and (d) transportation off-site and disposal in an approved green waste disposal facility.
PO4	Construction activities and works, including associated traffic and parking generation, are appropriately managed to ensure that:- (b) existing utilities, road and drainage infrastructure continue to function effectively; (c) can be accessed by the relevant authority for maintenance purposes; (d) adverse impacts on the transport network and on the amenity of the surrounding area are minimised; and (e) the environmental values of water and the functionality of stormwater infrastructure are	**AO4.1**	Existing utilities and road and drainage infrastructure are protected or relocated in accordance with the standards specified in the **Planning scheme policy for development works.**
		AO4.2	The costs of any alterations or repairs to utilities and road and drainage infrastructure are met by the developer.
		AO4.3	Traffic and parking generated by construction activities is managed in accordance with a Traffic and Parking Management Plan.
		AO4.4	Development is located, designed and constructed in accordance with an Erosion and Sediment Control Plan prepared in

Performance outcomes		Acceptable outcomes	
	protected from the adverse impacts of erosion, turbidity and sedimentation.		accordance with the requirements specified in the **Planning scheme policy for development works**.

Table 9.4.6.3.6 Construction Phase – stormwater management design objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • ..... Distribute area open for <12 months – 1 in 2 year ARI event; • ..... Distributed area open for 12-24 months – 1 in 5 year ARI event; • ..... Distributed area open for >24 months – 1 in 10 year ARI event; 2. Design capacity excludes minimum 150mm freeboard; and 3. Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • ..... Potential soil loss; or • ..... Monthly erosivity; or • ..... Average monthly rainfall; 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • ..... Design storm for sediment basin sizing is 80th% five-day event or similar; 3. Site discharge during sediment basin dewatering: • ..... TSS < 50 mg/L TSS; and • ..... Turbidity not >10% receiving waters turbidity; and • ..... pH 6.5-8.5.
Water quality	Litter and other waste hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove grass pollutants; 2. Ensure there is no visible oil or grease sheen on released waters; 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1 year and 100 year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Table 9.4.6.3.7 Post Construction Phase – stormwater management design objectives

Climatic region	Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
	Total suspended solids (TSS)	**Total Phosphorus (TP)**	**Total nitrogen (TN)**	**Gross pollutants >5 mm**	
Central Queensland (South)	85	60	45	90	Development for urban purposes within population centres greater than 3000 persons.
All	N/A	N/A	N/A	N/A	Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded. For peak flow for the 1 year ARI event, use co-located storages to attenuate site discharge rate of stormwater.
	Waterway stability management • Limit the peak 1 year ARI event discharge within the receiving waterway to the pre-development peak 1 year ARI event discharge.				

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9.4.7 Ship-sourced pollutants reception facilities in marinas code

9.4.7.1 Application

This code applies to assessable development identified as requiring assessment against the Ship-sourced pollutants reception facilities in marinas code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.4.7.2 Purpose and overall outcomes

(1) The purpose of the Ship-sourced pollutants reception facilities in marinas code is to ensure all marina development facilitates the installation, maintenance and availability of reception facilities for ship-sourced pollutants to prevent marina pollution.

9.4.7.3 Assessment benchmarks

Table 9.4.7.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
PO1	Marina development provides facilities for the handling and disposal of ship-sourced pollutants.	**AO1.1**	Common user facilities for the handling and disposal of ship-sourced pollutants including oil, garbage and sewerage are provided at a suitable location at the marina. AND Facilities shall be designed and operated to ensure the risk of spillage from operations is minimised. AND Appropriate equipment to contain and remove spillages is stored in a convenient position near the facility and is available for immediate use. AND Boats visiting the marina are able to use the ship-sourced pollutants reception facilities. Editor's note—Refer to: Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.
		AO1.2	Where practical, the marina pollutant reception facility is connected to sewerage or other waste reception infrastructure. Editor's note—Reception facilities require compliance assessment under the *Plumbing and Drainage Act 2002*. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.

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