Part 9 Development codes

9.1 Preliminary

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

Editor's note—assessment benchmarks for certain assessable development and requirements for certain accepted development are also contained in the Planning Regulation.

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

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

(a) Business uses code;
(b) Caretaker's accommodation code;
(c) Child care centre code;
(d) Community activities code;
(e) Dual occupancy code;
(f) Dwelling house code;
(g) Extractive industry code;
(h) Home based business code;
(i) Industry uses code;
(j) Market code;
(k) Multi-unit residential uses code;
(l) Nature and rural based tourism code;
(m) Relocatable home park and tourist park code;
(n) Residential care facility and retirement facility code;
(o) Rural uses code;
(p) Sales office code;
(q) Service station code;
(r) Telecommunications facility code; and
(s) Utility code.

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

(a) Advertising devices code;
(b) Landscaping code;
(c) Nuisance code;
(d) Reconfiguring a lot code;
(e) Transport and parking code;
(f) Vegetation management code; and
(g) Works, services and infrastructure code.

9.2 Use codes

9.2.1 Business uses code

9.2.1.1 Application

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

9.2.1.2 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 Bundaberg Region Activity Centre Network; and

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

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

(a) a business use is consistent with the role and function of the centre and the intentions of the zone it is located in;

(b) a business use incorporates building and landscape design that responds to the character of the particular local area;

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

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

9.2.1.3 Specific benchmarks for assessment

Table 9.2.1.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Requirements for business uses (other than corner stores in residential areas)	
Activity centre role and function	
PO1 The business use is of a type, scale and intensity that is consistent with the role and function of the centre and the intentions of the zone it is located in.	**AO1** No acceptable outcome provided.
Relationship of buildings to streets and public spaces	
PO2 The business use is in a building that:- (a) clearly defines, frames or encloses the street and other useable public and semi-public open space; (b) has a front building line that is consistent with the existing or intended built form of the locality; and (c) has a positive street front address and helps create or maintain an attractive and coherent local streetscape character.	**AO2.1** Buildings located in a main street or a core retail area[1] are built to the front boundary for all or most of its length so as to create a continuous or mostly continuous edge. **AO2.2** Buildings located in areas other than as specified in AO2.1 are setback at least 6m from the street frontage and main entrances front the street.
PO3 Car parking areas, service areas and driveways are located so as not to dominate the streetscape.	**AO3** The development provides for:- (a) shared driveways; (b) rear access lanes; and

[1] Note—for the purposes of this code, a 'main street or core retail 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
	(c) parking and service areas situated at the rear or the site or in a basement.
PO4 The business use provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	**AO4.1** Development located in a main street or a core retail area provides adequate and appropriate pedestrian shelter along the full length of the street frontage in the form of an awning, colonnade, verandah or the like for the width of the verge. **AO4.2** Development in areas other than as specified in AO4.1 no acceptable outcome provided.
PO5 The business use is in a building which is designed to create vibrant and active streets and public spaces.	**AO5.1** Development provides for a minimum of 65% of the building frontage to a public street or other public space to present with clear or relatively clear windows and glazed doors. **AO5.2** The ground storey level of any building in a main street or core retail area incorporates activities that are likely to foster casual, social and business interaction for extended periods such as shops, restaurants and the like. **AO5.3** Development minimises vehicular access across active street frontages.
Building mass and composition	
PO6 The business use is in a building that enhances and complements the character and amenity of streets and neighbouring premises via a built form that:- (a) maintains some area free of buildings at ground level to facilitate pedestrian movement and other functions associated with the building; (b) ensures access to attractive views and prevailing cooling breezes; and (c) reduces the apparent scale and bulk of buildings, to the extent practicable.	**AO6.1** Other than where located in a main street or a core retail area, site cover does not exceed:- (a) 70% for that part of the development not exceeding 2 storeys in height; (b) 40% for that part of the development exceeding 2 storeys in height. **AO6.2** Buildings are set back from street frontages:- (a) in accordance with Acceptable Outcome AO2.1 and AO2.2 (as applicable) for that part of building up to 2 storeys in height; (b) at least 6m for that part of a building exceeding 2 storeys in height. **AO6.3** If not adjoining premises used for a residential activity or included in a residential zone, buildings are set back from other site boundaries as follows:- (a) for that part of a building up to 2 storeys in height:- (i) 0m if adjoining an existing blank wall or vacant land on an adjoining site; or (ii) at least 3m if adjoining an existing wall with openings on an adjoining site; (b) at least 4m for that part of a building exceeding 2 storeys in height. **OR** If adjoining premises used for a residential activity or included in a residential zone, buildings are set back from other site boundaries as follows:- (a) at least 3m for that part of a building up to 2 storeys or 8.5m in height; (b) at least 6m for that part of a building exceeding 2 storeys or 8.5m in height.

Performance outcomes	Acceptable outcomes
	AO6.4 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. **AO6.5** All storeys of a building above the second storey have a plan area that does not exceed 1,000m² with no horizontal facade exceeding 45m in length.
Building features and articulation	
PO7 The business use is in a building which:- (a) provides visual interest through form and facade design; (b) provides outdoor or semi-enclosed public spaces that complement adjoining indoor spaces; (c) takes advantage of local climatic conditions in ways that reduce demand on non-renewable energy sources for cooling and heating; and (d) appropriately responds to the character and amenity of neighbouring premises.	**AO7.1** 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) pedestrian awning, colonnades, verandahs, balconies and eaves; (b) recesses, screens and shutters; (c) textural and material variation; (d) windows that are protected from excessive direct sunlight during warmer months. **AO7.2** The building is articulated and finished in a manner that positively responds to attractive and notable elements of adjacent buildings and the streetscape, such as continuity of colonnades, verandahs, balconies, eaves, parapet lines and roof forms. **AO7.3** The building incorporates vertical and horizontal articulation such that no unbroken elevation is longer than 15m.
PO8 Where the business use involves the development of a multi-storey building, the building is designed to:- (a) display the functional differences between the ground level and the above ground level spaces; (b) have a top level and roof form that is shaped to provide a visually attractive skyline silhouette; and (c) effectively screen rooftop mechanical plants from view.	**AO8** No acceptable outcome provided.
Environmental management and amenity of residential premises	
PO9 The business use does not unreasonably impact upon the amenity or environmental quality of its environs and especially any nearby residential premises.	**AO9.1** Undesirable visual, noise and odour impacts on public spaces and residential uses, are avoided or reduced by:- (a) where 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) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; and (c) not locating site service facilities and areas along any frontage to a street or other public space. **AO9.2** Where the business use requires the use of acoustic attenuation measures to mitigate adverse

Performance outcomes	Acceptable outcomes
	impacts on nearby sensitive land uses, such measures are designed and constructed to be compatible with the local streetscape. **AO9.3** If adjoining premises are used for a residential activity or included in a residential zone, buildings are sited and designed to mitigate adverse micro-climatic impacts from overshadowing or wind tunnelling.
PO10 The business use 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.	**AO10** 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.
Safety and security	
PO11 Development contributes to a safe and secure pedestrian environment by:- (a) allowing casual surveillance to and from the street and other public spaces; (b) orienting the upper level windows so that they overlook the street and other public spaces; (c) ensuring entrances to businesses are clearly defined and visible from the street, car parking areas and pathways; (d) providing adequate lighting of entrances; (e) providing clear sightlines for pathways and routes; (f) presenting an active face to the street by generous provision of windows and openings and avoiding the use of security shutters; (g) using external building materials and finishes that are robust and durable; and (h) avoidance of blank exposed walls to discourage vandalism.	**AO11** No acceptable outcome provided.
Requirements for corner stores in residential areas	
PO12 Where the business use involves the establishment of a corner store in a residential area, the corner store:- (a) is appropriately located in the residential area taking account of the size and configuration of the neighbourhood and the location of other existing or approved retail facilities; and (b) is compatible with the scale and intensity of development in the neighbourhood.	**AO12.1** The corner store is located on a site that:- (a) has access and frontage to a collector street or higher order road; or (b) is adjacent to a community activity or an existing non-residential use. **AO12.2** The corner store is located on a site that is more than 400m radial distance from:- (a) any existing shop; (b) any site with a current approval for a shop; or (c) any land included in a centre zone. **AO12.3** Site cover for a corner store does not exceed 50%.

9.2.2 Caretaker's accommodation code

9.2.2.1 Application

This code applies to development identified as requiring assessment against the Caretaker's accommodation code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.2.2.2 Purpose and overall outcomes

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

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

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

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

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

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

9.2.2.3 Specific benchmarks for assessment

Table 9.2.2.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Bona fide use	
PO1 The caretaker's accommodation is used for bona fide caretaking or property management purposes.	**AO1** The caretaker's accommodation is occupied by a person or persons having responsibility for the security, maintenance or management of non-residential activities conducted on the same site and, if applicable, that person's immediate family.
PO2 The caretaker's accommodation is ancillary to the non-residential premises on the same site.	**AO2.1** Only one caretaker's accommodation is established on the site. **AO2.2** The caretaker's accommodation has a gross floor area not exceeding 200m^2. **AO2.3** The caretaker's accommodation does not have a separate land title from the balance of the site.
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.	**AO3.1** Bedrooms and living rooms of the caretaker's accommodation do not adjoin and face away from noise generating activities conducted on the site or adjoining sites. **AO3.2** The caretaker's accommodation is located at least 3m away from any waste servicing area.
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:-

Performance outcomes	Acceptable outcomes
	(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.	**AO6.1** A minimum of one (1) covered on-site parking space is provided for exclusive use by the occupants of the caretaker's accommodation. **AO6.2** Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with *AS2890 Parking facilities – Off-street car parking*.

9.2.3 Child care centre code

9.2.3.1 Application

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

9.2.3.2 Purpose and overall outcomes

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

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

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

(b) the health and safety of children is protected by avoiding conflicts with incompatible land use activities or poor design; and

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

9.2.3.3 Specific benchmarks for assessment

Table 9.2.3.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Location and site suitability	
PO1 The child care centre is co-located with compatible land uses or located on a site that is conveniently accessible from residential and/or employment areas.	**AO1** The child care centre is located adjacent to or is integrated with another compatible community activity. **OR** The child care centre is located at the entrance to a residential neighbourhood or in another prominent location. **OR** The child care centre is located in an activity centre or other employment area.
PO2 The child care centre is located on a road which is accessible and safe but which is not predominately used by local residential traffic.	**AO2** The child care centre is located on a site with access and frontage to a collector street.
PO3 The child care centre is located on a site that is capable of accommodating a well-designed and integrated facility, incorporating:- (a) required buildings and structures; (b) private motor vehicle access, parking and manoeuvring; (c) on-site 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 .
Scale of buildings and structures	
PO4 The scale of buildings and structures associated with the child care centre is appropriate for its setting having regard to the location of the use and the nature and scale of surrounding development.	**AO4** Where a standalone use and not located in a centre zone, the child care centre has a maximum site cover of 50%. **OR**

Performance outcomes	Acceptable outcomes
	Where not a standalone use or where located in a centre zone—no acceptable outcome provided.
Protection of residential amenity	
PO5 The child care centre is designed to minimise potential conflict with surrounding residential premises.	**AO5.1** All buildings, structures and outdoor play areas are set back at least 3m from all site boundaries adjoining a residential use or land included in a Residential zone. **AO5.2** A minimum 1.8m high solid acoustic screen fence is erected along the full length of all site boundaries adjoining a residential activity or land included in a residential zone.

9.2.4 Community activities code

9.2.4.1 Application

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

9.2.4.2 Purpose and overall outcomes

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

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

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

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

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

9.2.4.3 Specific benchmarks for assessment

Table 9.2.4.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Location and site suitability	
PO1 The community activity is located:- (a) conveniently to the population that it is intended to serve; and (b) in an area that is intended for a community activity use.	**AO1** The community activity is located within the Community facilities zone. **OR** The community activity is located within a centre zone. **OR** The community activity is located in another zone, other than an industry zone, adjacent to an existing compatible community activity.
PO2 The community activity is located on a site that is capable of accommodating a well-designed and integrated facility.	**AO2** No acceptable outcome provided.
Scale of buildings and structures	
PO3 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 and the nature and scale of surrounding development.	**AO3** Where a standalone use and not located in a centre zone, the community activity has a maximum site cover of 50%. **OR** Where not a standalone use or where located in a centre zone—no acceptable outcome provided.
PO4 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.	**AO4** No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Protection of residential amenity	
PO5 The community activity does not impose unreasonable adverse impacts on any surrounding residential area.	**AO5.1** Where adjoining a residential use, a minimum 1.8 metre high solid acoustic screen fence and a 2 metre wide landscaping strip is provided along the full length of all common site boundaries. **AO5.2** Intrusive outdoor activities are located and orientated away from residential premises. **AO5.3** Any building is set back a minimum of 3m from all site boundaries adjoining a residential use or land included in a residential zone. **AO5.4** Waste bin storage areas are enclosed and screened from the street frontage.
Recommended flood level	
PO6 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)**.	**AO6.1** 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 9.2.4.3.2** (**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 (ii) designed and constructed to exclude floodwater intrusion/infiltration. **AO6.2** 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 9.2.4.3.2** for that activity.

Table 9.2.4.3.2 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% annual exceedance probability (AEP)
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% AEP
Police facilities (refer to note)	0.5% AEP
School facilities	0.5% AEP
Stores of valuable records or items of historic or cultural significance	0.5% AEP

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.

9.2.5 Dual occupancy code

9.2.5.1 Application

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

Note—this code does not apply to a dual occupancy which may be established as part of a mixed use building.

9.2.5.2 Purpose and overall outcomes

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

(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; and

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

9.2.5.3 Specific benchmarks for assessment

Table 9.2.5.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Site suitability	
PO1 The dual occupancy is located on a site which is situated within a low or medium density residential area and has sufficient area to accommodate the dual occupancy and associated access, parking, landscaping, servicing, effluent disposal and setback requirements.	**AO1** Where in a sewered area, the dual occupancy is located on a lot:- (a) in the Medium density residential zone; or (b) in the Low density residential zone which has a minimum area of 800m^2. **OR** Where not located in a sewered area, the dual occupancy is located on a lot:- (a) in the Medium density residential zone or Low density residential zone; and (b) which has a minimum area of 2,000m^2.
PO2 Where located in a low density residential area, the dual occupancy provides an attractive and open development that maintains the low density residential amenity and character of the surrounding area.	**AO2** Where in the Low density residential zone, the development provides for a net residential density of not more than 25 dwellings per hectare.
Site cover	
PO3 The dual occupancy and any associated buildings or structures:- (a) are of a scale that is compatible with surrounding development; (b) do not present the appearance of bulk to adjacent premises or other areas in the vicinity of the site; and	**AO3** The site cover of the dual occupancy, inclusive of any associated garage, carport or shed, does not exceed 50%.

Performance outcomes	Acceptable outcomes
(c) maximise opportunities for the retention of existing vegetation; and (d) retain sufficient area to accommodate soft landscaping, outdoor recreation and other site facilities, on-site stormwater management and vehicle access and manoeuvring.	
Building height	
PO4 The height of the dual occupancy and associated buildings and structures is consistent with the preferred character of a local area and does not adversely impact on the amenity of adjoining premises having regard to:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building appearance; and (e) building massing and scale as seen from neighbouring premises.	**AO4.1** The dual occupancy does not exceed a maximum height of 2 storeys and 8.5m. **AO4.2** Any garage, carport or shed does not exceed a maximum height of 4.2m.
Design and siting	
PO5 The dual occupancy is located, designed and constructed to:- (a) be dispersed across predominantly low density residential neighbourhoods; (b) provide an attractive address to all street frontages; (c) make a positive contribution to the preferred streetscape character of the locality; (d) minimise opportunities for residents to overlook the private open space of neighbouring premises; and (e) provide opportunities for casual surveillance of public and communal spaces.	**AO5.1** Where located in the Low density residential zone, the dual occupancy is developed on a lot that does not: (a) adjoin another lot used or approved for a dual occupancy fronting the same street; or (b) result in a dwelling house or a vacant lot included in the Low density residential zone to be adjoined by more than one dual occupancy development fronting the same street. **AO5.2** Each dwelling has an individual design and appearance that is not a mirror image of the adjoining dwelling. **AO5.3** The total width of garage openings facing each street frontage does not exceed 6m or 50% of the street frontage, whichever is the lesser. **AO5.4** Where the site has an approved development footprint plan and the plan nominates setbacks from front, side or rear property boundaries, the dual occupancy is setback in accordance with the approved plan. **AO5.5** Where there is no approved development footprint plan that nominates setbacks from a property boundary for the site, the dual occupancy is setback in accordance with the following:- (a) the dual occupancy is setback at least 6m from any street frontage; (b) the dual occupancy, other than any garage, carport or shed, is setback from any side or rear property boundary in accordance with the following:- (i) 1.5m for any part of the building that is 4.5m in height or less; (ii) 2m for any part of the building that is higher than 4.5m but not higher than 8.5m; and (iii) 2m plus 0.5m for every 3m of any part of the building that exceeds 8.5m in height.

Performance outcomes	Acceptable outcomes
	(c) any garage, carport or shed may be sited within the side and rear boundary setbacks specified in AO5.5(b) above provided that:- (i) the total length of all buildings within the setback is not more than 9m along any one boundary; and (ii) any part of the garage, carport or shed within the setback are located no closer than 1.5m to a window in a habitable room of an adjoining dwelling.
Site landscaping	
PO6 The dual occupancy incorporates on-site landscaping that:- (a) provides an attractive landscape setting for the enjoyment and appreciation of residents; (b) integrates the development into the surrounding urban landscape; (c) effectively defines and screens private open space and service areas; and (d) maintains opportunities for casual surveillance to the street.	**AO6.1** The site is landscaped with turf and tree and shrub species. **AO6.2** At least 25% of the site is retained for soft landscaping (i.e. not used as hardstand area). **AO6.3** A 1.8m high no-gap screen fence is provided along all side and rear boundaries of the site, tapering to a maximum height of 1.2m for any fence:- (a) within the front building line; or (b) within 6m from a street frontage, for any hatchet shaped lot or lot accessed via an easement. Note—the change in height of the fence may be stepped down or tapered over a maximum distance of 2.5m. **AO6.4** Any fence provided to a street frontage or in front of the building line (where not a side or rear boundary referred to in AO6.3) is not more than 1.2m high.
Private open space	
PO7 Occupants of the dual occupancy are provided with sufficient areas of private open space which:- (a) has a suitable area, dimensions and configuration to encourage outdoor living use; (b) is available for the sole use of the residents of individual dwelling units; and (c) is adequately separated from each other to provide visual privacy.	**AO7** Each dwelling has a clearly defined area of private open space which:- (a) has an area of at least 16m^2; (b) has a minimum dimension of 4m; (c) is directly accessible from a living area of the dwelling; and (d) provides visual privacy from other private open space areas by a screen, wall or fence.
Safety and security	
PO8 The dual occupancy including buildings and outdoor spaces is designed to protect the personal safety and security of residents by allowing for natural surveillance.	**AO8.1** Each dwelling has a front door (not being a garage door) that is visible and clearly identifiable from the street (expect where on a hatchet shaped lot or lot accessed via an easement) and from the driveway. **AO8.2** The internal pathway network has clear sightlines to each dwelling's front door and street access points.
Services and utilities	
PO9 The dual occupancy is provided with and connected to essential infrastructure and services, where available.	**AO9.1** The dual occupancy is connected to the reticulated water supply, sewerage, stormwater drainage and electricity supply infrastructure networks (where available to the lot). **AO9.2** Where not located in a sewered area, the dual occupancy is provided with an effluent treatment

Performance outcomes	Acceptable outcomes
	and disposal system in accordance with the *Plumbing and Drainage Act 2018.* **AO9.3** Where reticulated water supply is not available to the lot, each dwelling in the dual occupancy is provided with water supply via a minimum 45,000 litre rainwater collection tank. Editor's note—Standards Australia *HB230-2008 Rainwater Tank Design and Installation Handbook* includes information for the collection, storage and use of rainwater for private domestic use.
PO10 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.	**AO10** The dual occupancy provides for the storage and collection of mobile garbage bins, with bin storage via a separate waste storage area for each dwelling or a common waste storage area, in accordance with the requirements specified in the **Planning scheme policy for waste management**.
Access and On-site car parking	
PO11 The dual occupancy provides sufficient on-site car parking to satisfy the projected needs of residents having regard to:- (a) the availability of public transport; (b) the availability of on-street parking; (c) the desirability of on-street parking in respect to streetscape character; and (d) the residents' likelihood to have or need a vehicle.	**AO11** The dual occupancy provides 2 on-site car parking spaces per dwelling, of which a minimum of 1 space per dwelling is covered. Note—Car parking spaces may be in a tandem configuration provided that these spaces are wholly contained within the site such that parked vehicles do not protrude into the road reserve.
PO12 Development ensures that vehicle access and parking is safe, and does not interfere with the function, safety and operation of the transport network.	**AO12.1** Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with *AS2890 Parking facilities – Off-street car parking* and the **Planning scheme policy for development works**. Access driveways are to be concrete, while internal driveway and car parking areas are to be minimum asphalt or concrete paved. **AO12.2** Where the development is accessed via a collector road or trunk road, on-site car parking and manoeuvring areas are designed to ensure vehicles can enter and leave the site in a forward motion.

9.2.6 Dwelling house code

9.2.6.1 Application

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

9.2.6.2 Purpose and overall outcomes

(1) The purpose of the Dwelling house code is to ensure that the design and siting of detached houses protects residential amenity and maintains streetscape character and that associated secondary dwellings 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 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.

9.2.6.3 Specific benchmarks for assessment

Table 9.2.6.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development

Editor's notes—
(a) Acceptable outcomes are quantifiable standards and performance outcomes are qualitative statements for the purposes of the *Building Act 1975*.
(b) Where an acceptable outcome is nominated as an alternative provision, development that does not comply with one or more of these acceptable outcomes will require referral to Council pursuant to Schedule 9, Part 3, Division 2, Table 3 of the Regulation.
(c) Acceptable outcomes AO9.1 to AO9.5 and AO10.1 to AO10.3 in Table 9.2.6.3.1 of this code are planning provisions. Development that does not comply with one or more of these acceptable outcomes will require assessment by Council as the assessment manager, except where Council is identified as a referral agency pursuant to Schedule 9, Part 3, Division 2, Table 8 of the Regulation.

Performance outcomes	Acceptable outcomes
Development footprint plan and alternative setbacks	
PO1 A dwelling house is sited to complement and be consistent with the form and character of the local area, having regard to:- (a) the existing or intended built form of the locality; and (b) the individual constraints of the site. Note—PO1 is an alternative provision to QDC MP1.1 and MP1.2, P1 and P2, for development involving siting a dwelling house on a site where a development footprint plan has been approved.	**AO1** (a) Where the site has an approved development footprint plan and the plan nominates setbacks from front, side or rear property boundaries, the dwelling house is setback in accordance with the approved plan. **OR** (b) Where there is no approved development footprint plan that nominates setbacks from a property boundary for the site, and the site is not included in the Rural zone or Rural residential zone, the dwelling house is sited as per QDC MP1.1 and MP1.2, A1(a), (b) and (c) and A2(a), (b), (c) and (d). Note—AO1(a) is an alternative provision to QDC MP1.1 and MP1.2, A1(a), (b) and (c), and A2(a), (b), (c), and (d) for development involving siting a dwelling house.

Performance outcomes	Acceptable outcomes
Building setbacks in the Rural zone and Rural residential zone (where there is no development footprint plan that nominates alternative setbacks for the site)	
PO2 Where located in the Rural zone or Rural residential zone, a dwelling house is set well back from any road frontage so as to:- (a) maintain an open or mostly open rural landscape; (b) protect the visual amenity of scenic rural roads; (c) avoid or minimise noise or other nuisance from sealed and unsealed roads; and (d) protect the functional characteristics of the State and local road networks. Note—PO2 is an alternative provision to QDC MP1.2, P1, for development involving siting a dwelling house in a Rural zone or Rural residential zone only.	**AO2.1** Where located in the Rural zone on a lot exceeding 2ha in area, the dwelling house is setback at least:- (a) 40m from a State-controlled road; or (b) 20m from any other road; or (c) where there is an existing dwelling house on the site, the same distance as the existing dwelling house. **AO2.2** Where located in the Rural residential zone, or on a lot not exceeding 2ha in area in the Rural zone, the dwelling house is setback at least:- (a) 10m from any road; or (b) where there is an existing dwelling house on the site, the same distance as the existing dwelling house. Note—AO2.1 and AO2.2 are alternative provisions to QDC MP1.2, A1(a), (b) and (c), for development involving siting a dwelling house in a Rural zone or Rural residential zone only.
PO3 Where located in the Rural zone or Rural residential zone, a dwelling house is well back from side and rear boundaries so as to:- (a) preserve the low intensity character and amenity of the area; and (b) maintain a high level of privacy between neighbouring premises. Note—PO3 is an alternative provision to QDC MP1.2, P2, for development involving siting a dwelling house in a Rural zone or Rural residential zone only.	**AO3** Where located in the Rural zone or Rural residential zone, the dwelling house is setback from any side or rear boundary in accordance with the following:- (a) a minimum of 10m where the lot is more than 2ha in area; or (b) a minimum of 3m where the lot is not more than 2ha in area. Note—AO3 is an alternative provision to QDC MP1.2, A2, for development involving siting a dwelling house in a Rural zone or Rural residential zone only.
Building height	
PO4 As per QDC MP 1.1, P4 and QDC MP 1.2, P4. Editor's note—as specified in the Flood hazard overlay code, an alternative provision applies to building height for premises subject to the Flood hazard overlay.	**AO4** (a) Where the site has an approved development footprint plan and the plan nominates an envelope for the height of buildings or structures on a site, the dwelling house is located within the approved building envelope. **OR** (b) Where there is no approved development footprint plan for the site that nominates alternative outcomes for building height, the dwelling house is as per QDC MP 1.1, A4 and QDC MP 1.2, A4. Editor's note—as specified in the Flood hazard overlay code, an alternative provision applies to building height for premises subject to the Flood hazard overlay. Note—AO4 is an alternative provisions to QDC MP1.1 and MP1.2, A1(a), (b) and (c), and A2(a), (b), (c), and (d) for development involving siting a dwelling house.
Visual privacy	
PO5 As per QDC MP 1.1, P5 and QDC MP 1.2, P5.	**AO5** As per QDC MP 1.1, A5 and QDC MP 1.2, A5.
Structures on corner sites	
PO6 As per QDC MP 1.1, P7 and QDC MP 1.2, P7.	**AO6** As per QDC MP 1.1, A7 and QDC MP 1.2, A7.

Performance outcomes	Acceptable outcomes
Access and On-site car parking	
PO7 As per QDC MP 1.1, P8 and QDC MP 1.2, P8. Editor's note—PO9(f) specifies an alternative provision to on-site car parking for development involving a secondary dwelling.	**AO7** As per QDC MP 1.1, A8 and QDC MP 1.2, A8, except minimum dimensions of:- (a) for a single garage, 5.7m by 3m wide internally; and (b) for a double garage, 5.7m by 5.7m wide internally. Note—AO7(a) and (b) are alternative provisions to QDC MP1.1, A8(A)(i)(D) and (E), and QDC MP1.2, A8(a)(iv) and (v). Editor's note—AO9.6 specifies an alternative provision to on-site car parking for development involving a secondary dwelling.
Outdoor living space (only applicable to lots less than 450m^2)	
PO8 As per QDC MP 1.1, P9.	**AO8** As per QDC MP 1.1, A9.
Secondary dwellings	
PO9 Any secondary dwelling:- (a) is used for a domestic residential purpose; (b) is smaller in size and scale than the dwelling house; (c) has the appearance of a building ancillary to the dwelling house; (d) is occupied by members of the same household who occupy the dwelling house; (e) is located on a site that has sufficient area to accommodate the secondary dwelling while maintaining the residential amenity of the surrounding area; and (f) provides on-site car parking to satisfy the projected needs of occupants of the secondary dwelling. Note—PO9(f) is an alternative provision to QDC MP1.1, P8 and QDC MP1.2, P8, for development involving a secondary dwelling only.	**AO9.1** Only one secondary dwelling is established in association with the dwelling house. **AO9.2** Where located in the Low density residential zone, the secondary dwelling is located on a lot that has a minimum area of 800m^2. **AO9.3** The secondary dwelling has a maximum gross floor area of 60m^2. **AO9.4** Any dwelling house that includes a secondary dwelling is designed to function and have the appearance of a single dwelling, including:- (a) the secondary dwelling is to be:- (i) inter-connected with other parts of the dwelling house (e.g. via a connecting door, hall or breezeway); or (ii) where free standing, located within 20m of the primary dwelling and connected by a minimum 1.2m wide concrete or paved ribbon path between the doors of each dwelling; (b) the dwelling house has a single front door (main entrance) and any entrance to the secondary dwelling is not clearly visible from the street; (c) garage door openings and/or carports visible from the street are grouped together and located on one side of the front (street) elevation; and (d) the secondary dwelling shares the same open space areas, driveway, street address and letter box as the primary dwelling (only one letter box is provided for the dwelling house). Editor's note—a secondary dwelling should be designed to respond to changing household needs such that if or when the secondary dwelling is no longer required, the building (or part) can be used as part of the primary dwelling, or can be relocated off the site. **AO9.5** The secondary dwelling is occupied by members of the same household who occupy the dwelling house. Where an occupant of the secondary

Performance outcomes	Acceptable outcomes
	dwelling is not related by blood, marriage or adoption to a person residing in the primary dwelling, a functional relationship or connection must exist between the occupants of both dwellings. Editor's note—examples of a functional relationship or connection include:- • the carer of, or person that is cared for by, an occupant of the dwelling house; • the occupant shares meals with or is provided with board and lodging directly by the occupant/s of the primary dwelling (e.g. cooking, laundry etc.). **AO9.6** In addition to the car parking requirements for the dwelling house as nominated within the QDC, at least one (1) on-site car parking space is provided to service the secondary dwelling. Note—AO9.6 is an alternative provision to QDC MP1.1, A8 and QDC MP1.2, A8, for development involving a secondary dwelling only.
Services and utilities	
PO10 The dwelling house is provided with and connected to essential infrastructure and services, where available.	**AO10.1** The dwelling house is to have a single point of connection to the reticulated water supply, sewerage, stormwater drainage and electricity supply infrastructure networks (where available to the lot). **AO10.2** Where not located in a sewered area, the dwelling house is provided with an effluent treatment and disposal system in accordance with the *Plumbing and Drainage Act 2018.* **AO10.3** Where reticulated water supply is not available to the lot, the dwelling house is provided with an alternative supply of potable water. Editor's note—for water supply provided via rainwater collection, a minimum 45,000 litre rainwater tank is recommended for domestic supply. Standards Australia *HB230-2008 Rainwater Tank Design and Installation Handbook* includes information for the collection, storage and use of rainwater for private domestic use.

9.2.7 Extractive industry code

9.2.7.1 Application

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

9.2.7.2 Purpose and overall outcomes

(1) The purpose of the Extractive industry code is to ensure that the exploitation of extractive resources is undertaken in 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 an environmentally sound 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 land use, particularly 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; and

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

9.2.7.3 Specific benchmarks for assessment

Table 9.2.7.3.1 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 wastes.	**AO1** No acceptable outcome provided. Editor's note—in order to demonstrate compliance with Performance Outcome PO1, Council may require submission of an impact assessment report prepared in accordance with the **Planning scheme policy for information Council may request, and preparing well made applications and technical reports**.
PO2 Environmental management requirements for the extractive industry are properly identified, and their effective implementation and monitoring appropriately planned, to minimise environmental impact.	**AO2** No acceptable outcome provided. Editor's note—the Council may require submission of an environmental management plan prepared in accordance with the **Planning scheme policy for information Council may request, and preparing well made applications and technical reports** to demonstrate compliance with Performance Outcome PO2.
PO3 The design, operation and staging of the extractive industry:-	**AO3** No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
(a) promotes the efficient utilisation of the resource; (b) ensures that a suitable and sustainable landscape form remains on the extraction site, having regard to its context and setting; and (c) optimises potential alternative land uses after the cessation of the use.	
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 impacts 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** The proposed transport route to and from the site is along sealed roads and does not require heavy vehicles to traverse lower order residential or rural residential streets. **AO4.2** All driveways, car parking and manoeuvring areas between the site entrance and site offices are sealed. **AO4.3** 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** 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 land use on surrounding land. **AO5.2** 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 land use on surrounding land. Note—a topographic feature providing a natural buffer between extractive and processing activities and a sensitive land use may provide justification for a lesser setback distance. **AO5.3** A mounded landscape buffer having a minimum width of 10m is provided to all boundaries of the site. Editor's note—**section 9.3.2 (Landscaping code)** sets out requirements for landscape buffers. **AO5.4** Extraction and processing activities are screened from view from any major road and any land included in a residential zone, centre zone, recreation zone, Community facilities zone, Emerging community zone or the Rural residential zone.
Site drainage	
PO6 The extractive industry provides on-site drainage that is designed, constructed and maintained so as to:- (a) prevent ponding in excavated areas;	**AO6.1** Banks and channels are constructed to divert stormwater run-off away from disturbed areas.

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th></tr>
<tr><td>(b) minimise erosion;
(c) avoid pollution of groundwater and surface water;
(d) protect downstream water quality; and
(e) provide opportunities to recycle water for beneficial reuse on the site.</td><td>AO6.2
Sediment basins and other suitable runoff controls are provided to detain stormwater run-off from disturbed areas such that there is no off-site discharge likely to cause environmental harm.

AO6.3
Bunding, diversion, containment, treatment clearing, recycling, collection and disposal of wastes is carried out such that no environmental harm is caused.

AO6.4
Lining or other suitable treatment of erosion-prone areas is established and maintained at discharge points.

AO6.5
Harvested water is re-used on the extractive industry site for a range of purposes including, but not limited to, the following:-
(a) processing, washing and/or screening materials;
(b) dust suppression and for use on product stockpiles and overburden stockpiles;
(c) irrigation to revegetation or rehabilitation areas; and
(d) wheel wash facilities.</td></tr>
<tr><td colspan="2">Management of blasting and other operations</td></tr>
<tr><td>PO7
The extractive industry provides for blasting, crushing, screening, loading and other operations to be carried out safely and in accordance with best practice management standards so that disturbance to surrounding sensitive land uses is minor and that impacts from emissions are minimised.</td><td>AO7.1
Blasting, all haulage vehicle movements and other operations associated with the extractive industry are confined to the hours of operation identified in Table 9.2.7.3.1A (Extractive industry hours of operation).

Table 9.2.7.3.1A Extractive industry hours of operation
<table><tr><th>Column 1
Extractive industry activity</th><th>Column 2
Hours of operation</th></tr><tr><td>Blasting operations</td><td>9am to 5pm Monday to Friday.

No operations occur on Saturday, Sunday or on public holidays.</td></tr><tr><td>Extraction, haulage, crushing, screening, loading, operation of plant equipment, ancillary activities</td><td>6am to 6pm Monday to Saturday.

No operations occur on Sunday or on public holidays.</td></tr></table>
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 PO7.

AO7.2
Vibration levels do not exceed the relevant provisions contained in the Environmental Protection Act 1994.</td></tr>
<tr><td colspan="2">Noise emissions</td></tr>
<tr><td>PO8
Noise emissions from the extractive industry, including along transportation routes, is managed to acceptable levels to ensure that there are no significant adverse impacts to any existing or</td><td>AO8.1
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 the Queensland Environmental Protection (Noise) Policy 2008.</td></tr>
</table>

Performance outcomes	Acceptable outcomes
planned sensitive land uses on surrounding premises.	**AO8.2** 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. **AO8.3** All haulage vehicle movements associated with the extractive industry do 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, haulage vehicle movements associated with the extractive industry do not result in a significant increase in noise levels.
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.
Hazardous materials	
PO10 Development is appropriately designed and managed to minimise the risk and impact of any accidental spills and/or releases of fuels, chemicals and other hazardous materials that may contaminate soil, stormwater, groundwater and/or air.	**AO10** Storage of fuels and chemicals on-site is undertaken in accordance with *Australian Standard AS1940 – Storage and Handling of Flammable and Combustible Liquids*.
Site rehabilitation	
PO11 Rehabilitation of the site, both during the operating life of the extractive industry and at its cessation:- (a) provides for progressive/staged rehabilitation works; (b) includes appropriate clean-up works (taking particular account of areas of possible soil or water contamination); (c) results in a stable and appropriate final landform; (d) provides suitable drainage and hydraulic conditions; and (e) achieves a suitable degree of revegetation consistent with potential post-extraction land uses.	**AO11** No acceptable outcome provided. Editor's note—the Council may require submission of a final landform design and site rehabilitation plan prepared in accordance with the **Planning scheme policy for information Council may request, and preparing well made applications and technical reports** to demonstrate compliance with Performance Outcome PO11. 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.
PO12 Rehabilitation allows for suitable use of any water bodies created through the extraction process, having regard to water quality, hydraulic conditions, land form and vegetation.	**AO12.1** Rehabilitation is carried out to provide water quality of a standard that can support aquatic vertebrates and invertebrates. **AO12.2** Fringes of water bodies are planted with wetland species such that a sustainable aquatic plant community is established.

9.2.8 Home based business code

9.2.8.1 Application

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

9.2.8.2 Purpose and overall outcomes

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

(2) The purpose of the 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; and

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

9.2.8.3 Specific benchmarks for assessment

Table 9.2.8.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Operation as bona fide working from home activity	
PO1 The home based business is conducted as a bona fide working from home activity.	**AO1.1** Except where a bed and breakfast, the home based business is conducted:- (a) in, under or within the curtilage of a dwelling house; (b) within a dual occupancy; or (c) within a multiple dwelling. **OR** For a home based business operating as a bed and breakfast, the bed and breakfast is conducted within the dwelling house. **AO1.2** An occupant of the dwelling conducts the home based business.
Appearance of a residential dwelling	
PO2 The home based business is conducted such that buildings on the site retain a residential appearance and character.	**AO2** The external appearance and character of the dwelling is not modified to accommodate the home based business.
Scale of use and protection of amenity	
PO3 The home based business is limited in size and scale so that:- (a) the amenity of the existing neighbourhood is protected; and (b) the home based business remains ancillary to the residential use of the premises.	**AO3.1** For a home based business, other than a bed and breakfast, conducted in association with a dwelling house:- (a) the total area used for the home based business does not exceed:- (i) 40m² where the dwelling house is located on a lot not exceeding 2,000m² in area; or (ii) 80m² where the dwelling house is located on a lot exceeding 2,000m² in area; (b) no more than 3 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day; and

Performance outcomes	Acceptable outcomes
	(c) the home based business does not involve more than 1 equivalent full-time person who is not a resident of the dwelling. **OR** For a home based business conducted within a dual occupancy or multiple dwelling:- (a) the total gross floor area used for the home based business does not exceed 20m²; (b) the home based business does not involve outdoor use areas; (c) no more than 2 customers or clients are present at any one time and no more than 4 customers or clients are present in any one day; and (d) the home based business involves only the persons who are residents of the dwelling. **OR** For a home based business operating as a bed and breakfast:- (a) at least one bedroom within the dwelling house is excluded from use by guests; and (b) the maximum number of bedrooms used to accommodate guests is 3 and the maximum number of guests accommodated at any one time is 6. **AO3.2** Not more than one home based business is conducted on the premises. **AO3.3** The home based business does not involve the repair or servicing of motor vehicles.
PO4 The home based business does not involve any materials, equipment or processes that cause nuisance or impact on residential amenity.	**AO4.1** The home based business does not produce any dust emissions. **AO4.2** The home based business does not produce a noticeable smell in excess of 1 odour unit at the site boundaries. **AO4.3** The home based business does not produce noise at the property boundary which exceeds the background noise level plus 5 dB(A) (8.00am – 6.00pm) (measured as an adjusted sound level). **AO4.4** A maximum of one commercial vehicle associated with the home based business is parked/garaged on the site. **AO4.5** Materials or equipment used or goods manufactured, serviced or repaired are stored within a building on the premises. **AO4.6** Trade person's storage and horticultural activities are located at the rear of the dwelling and any vehicle, or stored equipment or materials, is

Performance outcomes	Acceptable outcomes
	screened from view from all public places and adjoining residential premises. **AO4.7** The home based business does not involve the storage of any chemicals, gases or other hazardous materials on the site. **AO4.8** Where goods are offered for sale or hire from the premises, there is no public display of such goods.
PO5 The hours of operation of the home based business do not cause a nuisance or impact on residential amenity.	**AO5** The hours of operation of the home based business, except in respect to a bed and breakfast or office activities, are limited to:- (a) between 8.00am and 5.00pm, Mondays to Saturdays; and (b) not at all on Sundays or public holidays.
Traffic impacts	
PO6 Traffic impacts of the home based business are no greater than that which might reasonably be expected in a residential location	**AO6.1** The home based business does not involve the use of a motor vehicle with a carrying capacity exceeding 2.5 tonnes. **AO6.2** Commercial deliveries or collections are limited to a vehicle no larger than a courier van and no more than 2 deliveries or collections per day. **AO6.3** Loading or unloading activity is undertaken entirely within the site and only during the hours of operation of the home based business.
Signage	
PO7 Any signage associated with the home based business is small, unobtrusive and appropriate to its location and setting.	**AO7** Not more than one 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 $0.5m^2$; (c) is attached to a fence or wall; and (d) is not illuminated or in motion.
Impact on services and utilities	
PO8 The home based business does not impact on the capacity of infrastructure services.	**AO8** No greater load is imposed on any public utility than would reasonably be expected from the normal residential use of the dwelling.
Additional requirements for bed and breakfast accommodation	
Temporary accommodation	
PO9 Bed and breakfast accommodation is provided for short-term stay only.	**AO9** Guests stay no more than 14 consecutive nights.
Guest facilities	
PO10 An acceptable standard of facilities is provided for guests of the bed and breakfast.	**AO10.1** 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 for the exclusive use of guests.

9.2.9 Industry uses code

9.2.9.1 Application

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

9.2.9.2 Purpose and overall outcomes

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

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

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

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

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

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

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

9.2.9.3 Specific benchmarks for assessment

Table 9.2.9.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Built form, streetscape character and protection of amenity	
PO1 Buildings and structures associated with the industrial use:- (a) are of a scale and design which is appropriate 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 non-industrial uses.	**AO1.1** Buildings have a maximum building height of:- (a) 12m if located in the Industry zone or in another zone other than the High impact industry zone; and (b) 20m if located in the High impact industry zone. **AO1.2** Site cover does not exceed 70%. **AO1.3** Buildings and structures are setback a minimum of:- (a) 6m to the primary street frontage; (b) 3m to any secondary street frontage; and (c) 3m from any side or rear boundary except where:- (i) a built to boundary wall, in which case no setback requirement applies; or (ii) adjoining a sensitive land use or land in a residential zone or the Community facilities zone, in which case a minimum setback of 10m applies. **AO1.4** Where the site has a common boundary with a sensitive land use:-

Performance outcomes	Acceptable outcomes
	(a) no openings occur in walls facing a common boundary; (b) effective 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 sensitive land uses. **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. **AO1.6** Where the industrial use has frontage to or overlooks a major road, building design incorporates variations in parapet design, roofing heights and treatments. Note—major road is defined in **Schedule 1 (Definitions)**.
Landscaping and buffering	
PO2 The industrial 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.	**AO2.1** Landscaping strips with a minimum width of 2m are provided within the site boundaries adjacent to all street frontages. **AO2.2** Any security fencing is set within or located behind any required landscaping strips rather than adjacent to the street. **AO2.3** 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. **AO2.4** 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 landscaping strip is provided for the full length of the common boundary.
Services and utilities	
PO3 The industrial use is provided with and connected to essential infrastructure and services, where available.	**AO3.1** The industrial use is connected to the reticulated water supply (where available), stormwater drainage and electricity infrastructure networks. **AO3.2** Where reticulated water supply is not available, the industrial use is provided with an alternate potable water supply source (e.g. rainwater, bore water) that complies with the *Australian Drinking Water Guidelines* (NHMRC, 2011). **AO3.3** Where located in a sewered area, the industrial use is connected to the reticulated sewer infrastructure network. **OR**

Performance outcomes	Acceptable outcomes
	Where not located in a sewered area, the industrial use is provided with an effluent treatment and disposal system in accordance with the *Plumbing and Drainage Act 2018*.
PO4 The use provides the site frontage works, access and manoeuvring arrangements and on-site infrastructure and services necessary to accommodate the use and facilitate the coordinated development of the site.	**AO4.1** Kerb and channel or other frontage works in accordance with the road classification are constructed for the full length of the road frontage of the site in accordance with the standards specified in the **Planning scheme policy for development works**. **AO4.2** Reinforced industrial rated crossovers are provided in accordance with the standards specified in the **Planning scheme policy for development works**. **AO4.3** The layout and design of the development provides for the manoeuvring and parking of all vehicles associated with the use to be accommodated on the site, including the loading and un-loading of goods. **AO4.4** The layout and design of the industrial use provides for on-site storage of refuse so that it is not visible from the street.
Environmental performance	
PO5 The industrial use ensures that any emissions of odour, dust, air pollutants, noise, light or vibration does not cause nuisance to or have an unreasonable impact on adjoining or nearby premises. 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.	**AO5.1** The industrial use achieves the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the *Environment Protection (Noise) Policy*. **AO5.2** The industrial use achieves the air quality objectives set out in the *Environmental Protection (Air) Policy*. **AO5.3** The industrial use does not produce any odour emissions in excess of 1 odour unit beyond the site boundaries. **AO5.4** The industrial use ensures that any vertical illumination resulting from direct, reflected or other incidental lighting emanating from the site does not exceed 8 lux when measured at any point 1.5m outside the site boundaries and at any level from ground level upwards. **AO5.5** Vibrations resulting from the industrial use do not exceed the maximum acceptable levels identified in *Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)*.
PO6 The industrial use ensures that stormwater does not contaminate surface water and 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	**AO6.1** Areas where potentially contaminating substances are stored or used:- (a) are roofed and designed to prevent intrusion from stormwater; and (b) make provision for potential spills to be bunded and retained on site for removal and disposal by an approved means.

Performance outcomes	Acceptable outcomes
approval conditions and/or relevant government or industry standards; and (c) there are no adverse impacts on the quality of surface water or groundwater resources.	**AO6.2** Waste water associated with the industrial use is disposed of to the Council's sewerage system or an on-site industrial waste treatment system. **AO6.3** Liquid wastes that cannot be disposed of to the Council's sewerage system or the on-site industrial waste treatment system are disposed of off-site to an approved waste disposal facility. **AO6.4** No discharge of waste occurs to local watercourses (including dry watercourses) or wetlands.
On-site retail, office or administration functions	
PO7 Any retail, office or administration functions conducted from the premises are ancillary to the industrial use.	**AO7.1** 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. **AO7.2** The area used for office and administration functions is limited to 200m² or 10% of the gross floor area of the premises, whichever is the lesser.

Table 9.2.9.3.2 Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Location and site suitability	
PO8 The industry use is established on a site included in an industry zone that is suitable having regard to:- (a) the nature, scale and intensity of the industry use; (b) the odour and noise emissions likely to be emitted by the industrial use; (c) the proximity of the industrial use to any residential use or other sensitive receptor; and (d) the infrastructure and services needs of the industry use.	**AO8** No acceptable outcome provided.
PO9 The industrial use is established on a site that has sufficient area and dimensions to appropriately accommodate the operational requirements of the use including required buildings, parking and service areas, storage areas, vehicle access and on-site movement, landscaping and buffering.	**AO9** No acceptable outcome provided.
Site layout	
PO10 The layout and design of the industrial use ensures that:- (a) premises are safe, secure and legible; (b) movement systems and accessible on-site parking and manoeuvring areas, meet the needs of users; (c) premises contribute to an attractive address to the street, with buildings integrated with	**AO10** No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
landscaping and security fencing to provide a quality contemporary appearance; and (d) surplus areas that may become unsightly or difficult to manage due to their size, configuration or access limitations are not created.	
Integration of site infrastructure and services	
PO11 Where the industrial use is located on a large site which is intended to be developed incrementally or in stages, the industrial use is designed to allow for the infrastructure and service requirements of future users.	**AO11** No acceptable outcome provided.

9.2.10 Market code

9.2.10.1 Application

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

9.2.10.2 Purpose and overall outcomes

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

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

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

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

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

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

9.2.10.3 Specific benchmarks for assessment

Table 9.2.10.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Location and site suitability	
PO1 The market is operated at a location where the attraction of a large number of people is consistent with the preferred character of the local area.	**AO1** The market is located on or adjoining land included in a centre zone, the Community facilities zone, the Open space zone or the Sport and recreation zone[2].
PO2 The market:- (a) promotes community, entertainment, farmers and food production and non-profit uses in the market; and (b) minimises economic impacts on established businesses in the vicinity of the market.	**AO2.1** A minimum of 10% of stalls are used for one or more of the following:- (a) entertainment; (b) sales of fresh food and produce; (c) home-made goods; and (d) activities conducted by or on behalf of a non-profit or community organisation. **AO2.2** Where market stalls are proposed to be located adjacent to existing shops the market is not held on more than 1 day per week.
Site layout	
PO3 The market is designed to provide for:- (a) convenient pedestrian access and 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** Pedestrian access or pathways a minimum of 2m wide are provided between:- (a) stall fronts; and (b) stalls and existing shop fronts. **AO3.2** Public toilets:- (a) are provided within the area of the market or are located within 250m of the market;

[2] Editor's note—a market conducted on public land 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, on its own, 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 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 conducted, excluding set-up and pack-up time, for not more than 8 hours. **AO4.3** The market is held on not more than two days per week. **AO4.4** The use of amplified music, megaphones, public address systems and noise generating plant and equipment is avoided. **AO4.5** Noise generated from the market complies with the level of noise emissions prescribed under the *Environmental Protection (Noise) Regulations 1997.* **AO4.6** 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.* **AO4.7** 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** The market is operated in accordance with an approved waste management plan. **AO5.2** The use area of the market is left in a clean state at the end of each market day.
Maintenance of pedestrian movement	
PO6 The market maintains safe pedestrian movement through the market area.	**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.

9.2.11 Multi-unit residential uses code

9.2.11.1 Application

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

9.2.11.2 Purpose and overall outcomes

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

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

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

(b) a multi-unit residential use incorporates building design that responds to the character of the particular local area;

(c) a multi-unit residential use provides a high standard of privacy and amenity for residents, including well designed and usable open space areas; and

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

9.2.11.3 Assessment Specific benchmarks for assessment

Table 9.2.11.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Site suitability	
PO1 The multi-unit residential use is located on a site which has an area and configuration capable of accommodating the intended use and that is compatible with the intended character of the locality, including associated:- (a) vehicle access, parking and manoeuvring areas; (b) communal and private open space areas and landscaping; (c) on-site servicing areas; and (d) buffering or separation areas to incompatible uses or sensitive environments.	**AO1.1** The multi-unit residential use is located on a lot having a minimum area of 800m². **OR** Where situated in the Low density residential zone, the multi-unit residential use is located on a lot having a minimum area of 4,000m^2. **AO1.2** The multi-unit residential use is not located on a hatchet/battle axe lot or a lot otherwise relying upon access via an easement.
Site analysis	
PO2 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.	**AO2** No acceptable outcome provided. Editor's note—the Council may require submission of a site analysis plan prepared in accordance with the **Planning scheme policy for information Council may request, and preparing well made applications and technical reports** to demonstrate compliance with Performance Outcome PO2.
Relationship of buildings to streets, public spaces and private open space	
PO3 The multi-unit residential use is sited and designed to:- (a) provide a visibly clear pedestrian entrance to and from the building; (b) minimise the potential for pedestrian and vehicular conflict;	**AO3.1** 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

Performance outcomes	Acceptable outcomes
(c) provide a semi-active frontage and promote casual surveillance of the street, adjacent parkland or other public spaces; and (d) ensure that car parking areas, services, mechanical plant and site facilities are not visually prominent.	(b) the number of dwellings, rooming units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is maximised; and (c) pedestrian access to the site and the entrances of buildings and individual dwellings is easily discerned, and is separate from vehicular access. **AO3.2** 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 road frontage (excluding visitor car parking); and (c) a basement car parking area does not protrude above the adjacent ground level by more than 1m. **AO3.3** External clothes drying facilities, building services and mechanical plant, including individual air conditioning equipment for dwellings or rooming units, are visually integrated into the design and finish of the building or effectively screened from view.
Building mass and composition	
PO4 The multi-unit residential use is sited and designed in a manner which:- (a) maximises the retention of existing vegetation and allows for spaces and landscaping between buildings; and (b) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape.	**AO4.1** Where a standalone multi-unit residential use, site cover does not exceed:- (a) 50% if 1 storey; and (b) 40% if 2 or more storeys. **OR** Where forming part of a mixed use development, site cover does not exceed:- (a) 70% for that part of a building not exceeding 2 storeys; and (b) 40% for that part of a building exceeding 2 storeys. **AO4.2** The building incorporates vertical and horizontal articulation such that no unbroken elevation is longer than 15m. **AO4.3** The building incorporates most or all of the following design features:- (a) variations in plan shape, such as curves, steps, recesses, projections or splays; (b) variations in 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; (c) balconies, verandahs or terraces; and (d) planting, particularly on podiums, terraces and low level roof decks.
PO5 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.	**AO5** No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Relationship of buildings to streets and adjoining premises	
PO6 The multi-unit residential use is sited and designed so as to:- (a) provide amenity and privacy for users of the premises whilst preserving the visual and acoustic privacy of adjoining and nearby properties; (b) provide adequate separation from adjoining uses; (c) allow for landscaping to be provided between buildings and street frontages and between neighbouring buildings; (d) maintain satisfactory access to prevailing breezes and sunlight penetration to adjacent properties; and (e) maintain the visual continuity and pattern of buildings and landscape elements within the street.	**AO6.1** Buildings and structures comply with the minimum boundary setbacks in **Table 9.2.11.3.2 (Minimum boundary setbacks for multi-unit residential uses)**. **AO6.2** The potential for overlooking to adjoining properties from windows, balconies, stairs, landings, terraces, decks and the like is minimised through building design, screening devices, distance and/or landscaping. **AO6.3** Where habitable room windows look directly at habitable room windows in an adjacent dwelling or rooming unit within 3m at the ground floor or 9m at levels above the ground floor, privacy is 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 the ground floor, the provision of screen fencing to a minimum height of 1.8m. **AO6.4** For buildings greater than 2 storeys, sunlight to open space and habitable rooms of buildings on adjacent properties is not reduced to less than 4 hours, or reduced by more than 20% than existing, between the hours of 9:00am and 3:00pm on 21 June.
Open space	
PO7 The multi-unit residential use provides sufficient open space to meet the needs of residents and visitors.	**AO7.1** At least 25% of the site area is provided as private and/or communal open space. **AO7.2** Each ground floor dwelling or rooming unit has a courtyard or similar private open space area directly accessible from the main living area that complies with the following minimum areas and dimensions respectively:- (a) 10m² and 2.5m for a studio unit, 1 bedroom unit or rooming unit; (b) 15m² and 2.5m for a 2 bedroom unit; and (c) 20m² and 3m for a 3 or more bedroom unit. **AO7.3** Each dwelling or rooming unit above the ground floor has a balcony or similar private open space area directly accessible from a living area that complies with the following minimum areas and dimensions respectively:- (a) 4.5m² and 1.7m for a studio unit, 1 bedroom unit or rooming unit; and (b) 8m² and 2.1m for a 2 or more bedroom unit.
Boundary fences and walls	
PO8 Fences and walls are designed and located to:- (a) protect the privacy and amenity of residents of the site and adjacent residential properties while maximising opportunities for casual	**AO8.1** A minimum 1.8m high solid screen fence is provided and maintained along all side (behind the front building line) and rear boundaries of the site to the front building line.

Performance outcomes	Acceptable outcomes
surveillance of public spaces external to the site; (b) highlight site and building entrances; and (c) not unduly impact upon the amenity of the site or surrounding areas.	**AO8.2** Any fence or wall provided along a street frontage (or other public space), or side boundaries forward of the front building line, does not exceed a height of:- (a) 1.8m if 50% transparent; or (b) 1.2m if solid. Editor's note—the height of the fence or wall may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.
Site facilities and waste management	
PO9 Adequate communal clothes drying facilities are provided where dwellings or rooming units are not provided with individual drying facilities.	**AO9** Where dwellings or rooming units are not provided with individual clothes drying facilities, one or more outdoor clothes drying areas are provided in an accessible location, equipped with robust clothes lines.
PO10 Refuse disposal and storage areas:- (a) are located in convenient and unobtrusive positions on the site; and (b) are able to be efficiently and effectively serviced by the Council's cleansing contractor.	**AO10** The multi-unit residential use provides for the on-site storage and collection of refuse in accordance with the requirements specified in the **Planning scheme policy for waste management**.
Additional requirements for a rooming accommodation or short-term accommodation	
PO11 Except where in the form of a serviced apartment or self-contained accommodation, the rooming accommodation or short-term accommodation use is provided with sufficient kitchen, dining, laundry and common room facilities to accommodate the needs of residents and staff.	**AO11** No acceptable outcome provided.
Additional requirements for non-resident workforce accommodation or rural workers accommodation if located in a Rural zone[3]	
PO12 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.	**AO12** 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.
PO13 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.	**AO13** No acceptable outcome provided.
Additional requirements for mixed use development	
PO14 Where the multi-unit residential use forms part of a mixed use development (i.e. involving non-residential activities in the same building), the development provides residents with reasonable privacy and security.	**AO14.1** 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. **AO14.2** Clearly marked, safe and secure parking areas are provided for residents and visitors which are

[3] 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.

Performance outcomes	Acceptable outcomes
	separate from parking areas provided for other building users. **AO14.3** 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 9.2.11.3.2 Minimum boundary setbacks for multi-unit residential uses

Column 1 Building height	Column 2 Boundary type	Column 3 Minimum boundary setback
1 storey	Front (primary)	6m
	Front (secondary)	4.5m
	Side	2m
	Rear	3m
2 storeys	Front (primary)	6m
	Front (secondary)	4.5m
	Side	3m
	Rear	4.5m
3 storeys and above	Front (primary)	6m
	Front (secondary)	6m
	Side	4m
	Rear	6m

9.2.12 Nature and rural based tourism code

9.2.12.1 Application

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

9.2.12.2 Purpose and overall outcomes

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

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

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

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

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

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

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

9.2.12.3 Specific benchmarks for assessment

Table 9.2.12.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Location and site suitability	
PO1 A nature or rural based tourism use is located such that it avoids land use conflicts with residents and rural uses on surrounding properties.	**AO1.1** The nature or rural based tourism use is sited so as to not overlook the living areas of neighbouring or surrounding residential properties. **AO1.2** The nature or rural 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 nature or rural based tourism use without detracting from the natural or rural character and amenity of the local area.	**AO2** The site is at least 4 hectares in area.
PO3 A nature or rural based tourism use:- (a) provides an opportunity to access and appreciate an area or feature of environmental, natural or scenic significance or a recreational or rural feature or activity; and	**AO3.1** For assessable development only:- The nature or rural based tourism use is based on and has a direct association with:- (a) an area of environmental, natural or scenic significance; (b) a rural-based activity or feature; (c) a valued recreational feature or activity; or

Performance outcomes	Acceptable outcomes
(b) remains subordinate to the area or feature of significance.	(d) a place of local interest. **AO3.2** For assessable development only:- The environmental, agricultural, recreational or rural feature or activity with which the nature or rural based tourism use is associated remains the dominant or primary land use on the site.
Building design and appearance	
PO4 The scale, design and external finish of buildings:- (a) complements the natural and/or rural 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** For assessable development only:- Buildings take the form of small, separate buildings which are visually separated. **AO4.2** For assessable development only:- 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 or rural based tourism use does not:- (a) overshadow adjoining residences; (b) obstruct the outlook from adjoining lots; or (c) visually dominate the rural or natural landscape.	**AO5** The maximum height of any building or structure associated with the use does not exceed two (2) storeys and 8.5m above ground level.
Temporary accommodation	
PO6 Accommodation is provided for short-term stays only.	**AO6** Guests stay no more than 14 consecutive nights.
Intensity of use	
PO7 The size, scale and density of accommodation facilities:- (a) is appropriate to its environmental or rural location and setting; and (b) does not detract from the environmental or rural character and amenity of the local area.	**AO7.1** For cabin accommodation:- (a) the gross floor area of each cabin does not exceed 60m²; (b) site density does not exceed 4 cabins per hectare; and (c) the maximum number of cabins on any site does not exceed 8. **AO7.2** For camping grounds:- (a) site density does not exceed 20 camp sites per hectare; (b) the maximum number of camp sites on any site does not exceed 100; and (c) the total gross floor area of all buildings associated with the operation of the camping ground does not exceed 500m². **AO7.3** For other forms of accommodation, no acceptable outcome provided.
Guest facilities	
PO8 An acceptable standard of facilities is provided for guests.	**AO8.1** For cabin accommodation:- (a) guest accommodation is self-contained; or (b) a common area or building is provided for meals and other facilities. **AO8.2** For camping grounds, a minimum of 1 unisex toilet is provided on-site for every 10 camp sites.

Performance outcomes	Acceptable outcomes
	AO8.3 For other forms of accommodation, no acceptable outcome provided.
Site access and car parking	
PO9 A nature or rural based tourism use:- (a) ensures that the location and design of any new site access does not interfere with the planned function, safety, capacity and operation of the transport network; (b) provides sufficient on-site car parking for the demand anticipated to be generated by the use; and (c) ensures that the layout and design of vehicle access, on-site circulation systems and parking areas is safe, convenient and legible for all users.	**AO9.1** The location and design of any new site access is in accordance with the standards specified in the **Planning scheme policy for development works**. **AO9.2** The nature or rural based tourism use provides on-site car parking at a rate of 1 space per cabin, camp site or guest suite. **AO9.3** Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with *AS2890 Parking facilities – Off-street car parking*.
Services and utilities	
PO10 A nature or rural based tourism use is provided with a level of infrastructure and services that: (a) is appropriate to its location and setting; (b) maintains environmental and public health; and (c) is commensurate with the needs of users.	**AO10.1** The nature or rural based tourism use is:- (a) connected to the reticulated sewer infrastructure network; or (b) where not located in a sewered area, an on-site effluent treatment and disposal system is provided in accordance with the *Plumbing and Drainage Act 2018*. **AO10.2** The nature or rural based tourism use is:- (a) connected to the reticulated water supply infrastructure network; or (b) where reticulated water supply is not available, provided with an alternate potable water supply source (e.g. rainwater, bore water) that complies with the *Australian Drinking Water Guidelines* (NHMRC, 2011).

9.2.13 Relocatable home park and tourist park code

9.2.13.1 Application

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

9.2.13.2 Purpose and overall outcomes

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

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

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

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

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

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

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

9.2.13.3 Specific benchmarks for assessment

Table 9.2.13.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Design and layout	
PO1 The design and layout of the relocatable home park or tourist park ensures that residents and guests are provided with a high quality living environment.	**AO1** No acceptable outcome provided.
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 if a tourist park; (b) everyday commercial, community and recreation facilities; (c) public transport services if a relocatable home park.	**AO2** No acceptable outcome provided.
PO3 The relocatable home park or tourist park is located on a site of an appropriate size and has suitable levels of accessibility.	**AO3.1** The relocatable home park or tourist park is located on a site which:- (a) is at least 2ha in area in the case of a tourist park or at least 4ha in area in the case of a 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) are fully constructed with bitumen paving for the full frontage of the site; and

Performance outcomes	Acceptable outcomes
	(c) are capable of accommodating any projected increase in traffic generated by the development.
Residential amenity and landscaping	
PO4 The relocatable home park or tourist park does not impact on the amenity of adjoining or nearby residential areas.	**AO4.1** 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. **AO4.2** A 3m wide landscaping strip is provided to the front, side and rear property boundaries of the site. **AO4.3** Pools and other potentially noisy activities or mechanical plant are not located where they adjoin an existing residential use.
Privacy and separation	
PO5 A reasonable level of privacy and separation is available to all residents within the relocatable home park or tourist park.	**AO5.1** Individual relocatable home sites:- (a) are at least 200m² in area; (b) are setback at least 6m from any external road frontage; (c) have a minimum boundary width to any internal accessway of 10m; and (d) are clearly delineated and separated from adjoining sites by trees or shrubs. **AO5.2** 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. **AO5.3** 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	
PO6 The relocatable home park or tourist park has a residential density that is compatible with the preferred character of the local area in which it is located.	**AO6.1** The maximum site density for the relocatable home park or tourist park does not exceed 30 relocatable home or caravan sites per hectare. **AO6.2** The total number of cabins within a tourist park does not exceed 1 cabin for every 3 caravan sites.
Recreational open space	
PO7 The relocatable home park or tourist park provides recreational open space that is:- (a) provided to meet the needs of all residents; and	**AO7.1** A minimum of 10% of the total site area, exclusive of landscaping strips, is provided as recreational open space.

Performance outcomes	Acceptable outcomes
(b) designed to promote resident safety through casual surveillance.	**AO7.2** 50% of the required recreational open space is provided in one area. **AO7.3** Recreational open space:- (a) has a minimum dimension of 15m; (b) contains one area at least 150m^2 in size; (c) is independent of landscaping 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. **AO7.4** A communal recreation building is provided for the use of residents.
Site access and parking	
PO8 The design and management of access and entry parking arrangements:- (a) facilitates the safe and convenient use of the relocatable home park or tourist park by residents and visitors; and (b) minimises the demand upon external roads and other public spaces for car parking associated with the use.	**AO8.1** Excluding any required emergency access points, vehicle access is limited to 1 major entry/exit point on 1 road frontage. **AO8.2** Visitor parking is located with direct access to the entry driveway and is located and sign-posted to encourage visitor use. **AO8.3** For a tourist 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. **AO8.4** No caravan or relocatable home site has direct access to any public road.
Internal access and circulation	
PO9 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.	**AO9** The design of internal access roads 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) a loop circulation system is provided, with culs-de-sac avoided or minimised; (iv) where culs-de-sac are provided, turning bays are incorporated capable of allowing conventional service trucks to reverse direction with a maximum of two movements;

Performance outcomes	Acceptable outcomes
	(v) all internal roads are sealed to the carriageway widths stated above; and (vi) 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).
Amenities and refuse management	
PO10 Caravan, tent and cabin sites are provided with adequate access to amenities for day-to-day living.	**AO10.1** Except where private facilities are provided to each site, toilet, shower and laundry amenities are located:- (a) within 100m of every caravan, tent or cabin site; and (b) not closer than 6m to any caravan, tent or cabin site. **AO10.2** Laundry and clothes drying facilities are provided for guests.
PO11 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 unobtrusive positions; and (b) capable of being serviced by the Council's cleansing contractor.	**AO11** In the case of a tourist park, a central waste collection area is provided for every 50 caravan sites. **OR** In the case of a relocatable home park, refuse collection is provided to every relocatable home park site.
Relocatable homes in tourist parks	
PO12 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.	**AO12** Not more than 40% of the total area of a tourist park is used to accommodate relocatable homes.

9.2.14 Residential care facility and retirement facility code

9.2.14.1 Application

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

9.2.14.2 Purpose and overall outcomes

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

(a) are appropriately located;

(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 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.

9.2.14.3 Specific benchmarks for assessment

Table 9.2.14.3.1 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 comparable or better level of service.	**AO1** The residential care facility or retirement facility is located on a site within 400m walking distance from land in a centre zone or a public transport stop. **OR** 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 by the facility operator to the nearest activity centre or public transport connection.
Site area and dimensions	
PO2 The residential care facility or retirement facility is located on a site which has an area and	**AO2** No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
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.	
Integration of large sites with neighbourhoods and street networks	
PO3 The residential care facility or retirement facility is integrated with the neighbourhood and local transport network.	**AO3** The residential care facility or retirement facility:- (a) is connected to and forms part of the surrounding neighbourhood rather than establishing as a separate 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	
PO4 The residential care facility or retirement facility is sited and designed in a manner which:- (a) results in a building scale that is compatible with surrounding development; (b) does not represent an appearance of excessive bulk to adjacent premises, the streetscape or other areas external to the site; (c) maximises the retention of existing vegetation and allows for spaces and 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.	**AO4.1** Site cover does not exceed 50%. **AO4.2** Building bulk is reduced by incorporating a combination of the following elements in building design:- (a) verandahs; (b) recesses; (c) variation in materials, colours, and/or textures including between levels; and (d) variation in building form. **AO4.3** The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15m. **AO4.4** 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	
PO5 The residential care facility or retirement facility is designed to:- (a) take account of its setting and site context; (b) create an attractive living environment for residents; and (c) make a positive contribution to the character of the street and local area.	**AO5.1** The residential care facility or retirement facility incorporates a high standard of facility design that is responsive to the specific needs of its residents. **AO5.2** Buildings are oriented to the street and provide casual surveillance of the street. **AO5.3** Buildings and structures are setback a minimum of:- (a) 6m from the front boundary; and (b) 4.5m from the side and rear boundaries. **AO5.4** 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.

Performance outcomes	Acceptable outcomes
	AO5.5 Services structures and mechanical plant are screened or designed as part of the building.
PO6 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.	**AO6.1** 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. **AO6.2** Clusters of rooming units and dwellings are supported by unique design features that help identify and individualise them. **AO6.3** Rooming units and dwellings have clear addresses within a conventional address system of streets and dwellings. **AO6.4** 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	
PO7 The residential care facility or retirement facility incorporates communal and private open space areas and landscaping that provides:- (a) sufficient spaces for residents to engage in and enjoy outdoor activities; (b) community gardens and or edible landscape elements; and (c) an attractive sub-tropical setting for the development that is able to be appreciated by residents.	**AO7.1** At least 30% of the area of the site is provided as communal and private open space, exclusive of required setbacks and buffers with:- (a) each ground floor dwelling having a courtyard or similar private open space area, not less than 20m² and with a minimum dimension of 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. **AO7.2** A landscaping strip at least 3m wide and located within the boundaries of the site is provided along the full frontage of the site.
PO8 Fences and walls used in landscaping for the residential care facility or retirement facility:- (a) assist the development to address the street; (b) enable the use of private open space abutting the street; (c) provide an acoustic barrier for traffic noise when other measures cannot be implemented; (d) highlight site and building entrances; (e) maintain safety and opportunities for casual surveillance; and (f) do not unduly impact upon the amenity of the site or surrounding areas.	**AO8.1** Except where adjoining a public space, a 1.8m high solid screen fence is provided along the full length of all side and rear boundaries of the site. **AO8.2** Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street frontages. Editor's note—dwelling design utilising noise reduction construction techniques and landscaping are the preferred solutions to ameliorate traffic noise and headlight glare. **AO8.3** Any fence or wall provided along a street frontage (or other public space), or side boundaries forward

Performance outcomes	Acceptable outcomes
	of the front building line, does not exceed a height of:- (c) 1.8m if 50% transparent; or (d) 1.2m if solid. Editor's note—the height of the fence or wall may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m. **AO8.4** Front fences and walls are setback behind the 3m wide landscaping 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 time. **AO10.4** Buildings exceeding one storey in height incorporate lifts and ramped access to each storey.
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. **AO11.4** External lighting to dwellings is controlled by light photo cell sensor devices.

9.2.15 Rural uses code

9.2.15.1 Application

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

9.2.15.2 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 not alienated or encroached upon by incompatible land uses or development;

(c) rural uses are established in suitable locations where potential adverse environmental, amenity and other impacts can be effectively managed; and

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

9.2.15.3 Specific benchmarks for assessment

Table 9.2.15.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Requirements for animal husbandry, cropping, intensive horticulture, minor aquaculture and wholesale nursery	
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 rural use.	**AO1** The rural use is conducted on a site with an area of at least 4,000m^2.
PO2 The rural use is sited such that natural watercourses and wetlands are protected.	**AO2** Where the rural use is located on land adjoining a natural watercourse or wetland, as identified in the SPP interactive mapping system, the rural use is set back at least 10m from the high bank of the watercourse or wetland.
PO3 Buildings and structures associated with the rural use are set well back from site boundaries so as to:- (a) maintain an open or mostly open rural landscape character; (b) protect the visual amenity of scenic rural roads; (c) protect the functional characteristics of the State and local road networks; and (d) provide adequate privacy and visual separation to adjoining properties.	**AO3.1** Where located on a lot exceeding 2ha in area, buildings and structures associated with the rural use have front boundary setbacks of at least:- (a) 40m from a State-controlled road; or (b) 20m from any other road; or (c) where there is an existing building or structure on the lot with a setback less than (a) or (b) above, the same setback as the existing building or structure. **AO3.2** Where located on a lot not exceeding 2ha in area, buildings or structures associated with the rural use have front boundary setbacks of at least:- (a) 10m; or (b) where there is an existing building or structure on the lot with a setback less than (a) above, the same setback as the existing building or structure.

Performance outcomes	Acceptable outcomes
	AO3.3 Buildings and structures associated with the rural use are setback from side and rear boundaries in accordance with the following:- (a) a minimum of 10m where the lot is more than 2ha in area; or (b) a minimum of 3m where the lot is not more than 2ha in area.
Requirements for permanent plantation	
PO4 The permanent plantation is located such that it conserves the productive characteristics of agricultural land classification (ALC) Class A and Class B land.	**AO4** No part of the permanent plantation is located on land identified as ALC Class A or Class B land in the SPP interactive mapping system.
Requirements for roadside stall	
PO5 The roadside stall:- (a) only displays and offers for sale local rural produce; and (b) has a scale and intensity that is appropriate to a rural area.	**AO5.1** The display and sale of goods at the roadside stall is limited to fresh or processed rural produce that is grown, produced or manufactured on the site or an adjoining site. **AO5.2** The roadside stall has a GFA not exceeding 50m^2, and:- (a) is located in an existing building or part of an existing building; or (b) buildings or structures used for the roadside stall are temporary or mobile or are constructed of materials that can easily be dismantled following cessation of the use. **AO5.3** The roadside stall is ancillary to a rural use occurring on the same site.
PO6 The roadside stall does not have an adverse impact on the safety or functioning of the road network.	**AO6.1** The roadside stall is located on a site adjoining a road other than a State-controlled road or a principal rural road identified in Council's plans for trunk infrastructure in **Schedule 3**. **AO6.2** The roadside stall is located on a site with sufficient area to park at least three (3) cars clear of the road reserve and within 20m of the roadside stall.
PO7 Signage associated with the roadside stall is small, unobtrusive and appropriate to a rural location.	**AO7** Not more than one (1) sign is placed on the premises and the sign:- (a) has a maximum sign face area of 0.5m^2 per side; and (b) is not illuminated or in motion.

Table 9.2.15.3.2 Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Requirements for aquaculture (other than minor aquaculture), animal keeping, intensive animal industry and rural industry (intensive rural uses)	
Location and site suitability	
PO8 The intensive rural use, including associated buildings, pens, ponds, other structures and waste disposal areas, is located on a site which:- (a) has sufficient area to physically accommodate the intended use; (b) provides for adequate setbacks to:- (i) road frontages; (ii) site boundaries;	**AO8.1** The intensive rural use is located on a site which has a minimum site area that complies with **Table 9.2.15.3.3 (Siting and setback requirements for intensive rural uses)**. **AO8.2** The use area for the intensive rural use is setback to roads, residential buildings on surrounding land,

Performance outcomes	Acceptable outcomes
(iii) residential uses on surrounding land; and (iv) watercourses or wetlands; and (c) is sufficiently separated from any existing or planned residential area or other sensitive receptor to avoid any adverse impacts with regard to noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants	wetlands and watercourses in accordance with the requirements specified in **Table 9.2.15.3.3 (Siting and setback requirements for intensive rural uses)**. **AO8.3** The intensive rural use, other than a rural industry, is located on a site which is not less than:- (a) 5,000m from land included in a residential zone; or (b) 1,000m from land included in the Rural Residential zone; or (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).
PO9 The intensive rural use is located on land which is physically suitable and is sufficiently elevated to facilitate ventilation and drainage.	**AO9** The intensive rural use is located on a site which:- (a) has slopes not exceeding 10%; (b) is not subject to the Flood hazard overlay or otherwise identified as being subject to inundation in the defined flood event; and (c) is not located in an overland flow path.
PO10 The intensive rural use is located on a site which has appropriate access to necessary infrastructure including:- (a) a reliable, good quality water supply; (b) adequate vehicle access; and (c) reticulated sewerage or on-site treatment and disposal facilities.	**AO10** The intensive rural use is:- (a) provided with a reliable water supply with capacity to store a minimum of two weeks supply; (b) located on a site which has sealed or fully formed gravel road access; and (c) provided with appropriate on-site effluent treatment and disposal facilities, where reticulated sewerage is not available.
PO11 Buildings and structures associated with the intensive rural use are sited and designed to avoid or minimise adverse visual impacts on the rural landscape.	**AO11** No acceptable outcome provided.
Environmental and amenity impacts	
PO12 The intensive rural use incorporates waste disposal systems and practices which:- (a) ensure that off-site release of contaminants does not cause environmental harm or nuisance; (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.	**AO12** No acceptable outcome provided.
PO13 The intensive rural use provides for all animals to be effectively contained within the site.	**AO13** All animals are kept in suitable enclosures or appropriate property fencing is erected to prevent the escape of animals from the site.

Performance outcomes	Acceptable outcomes
PO14 The intensive rural use prevents or manages any discharges of stormwater runoff or wastewater from the site to any watercourse, wetland, roadside gutter or stormwater drainage system such that:- (a) no unacceptable levels of sediment, nutrients, chemicals or other pollutants enter a watercourse or wetland; and (b) the ecological and hydraulic processes of the watercourse or wetland are not adversely affected.	**AO14** No acceptable outcome provided.
Requirements for winery	
Bona fide use	
PO15 The winery is associated with, and ancillary to, a bona fide cropping use located on the same site.	**AO15** No acceptable outcome provided.
PO16 Ancillary activities associated with the winery are limited to those which are legitimately associated with a winery.	**AO16** Ancillary activities associated with the winery are limited to cellar door sales, winery tours and restaurant facilities.
Location and site suitability	
PO17 The winery is in a location, and is of a size, scale, and design that is compatible with the desired character of the local area.	**AO17** No acceptable outcome provided.
PO18 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.	**AO18** Any public areas or manufacturing areas associated with the winery are set back a minimum of 100m from all site boundaries.
Site layout, building design and landscaping	
PO19 Buildings and structures associated with the winery are designed and landscaped so as to complement the rural character, integrate with the surrounding natural landscape and minimise adverse visual impacts.	**AO19.1** Manufacturing activities associated with the winery including wine-making and wine-storage activities and any ancillary bottling activities occur within enclosed buildings. **AO19.2** Buildings and structures associated with the winery, other than public areas, are set back at least 10m from all side and rear property boundaries. **AO19.3** On-site landscaping provides for the effective screening of all non-residential buildings, structures, parking areas and other outdoor use areas from surrounding roads and dwellings.

Table 9.2.15.3.3 Siting and setback requirements for intensive rural uses

Column 1 Rural use	Column 2 Minimum site area	Column 3 Minimum boundary setbacks	Column 4 Minimum distance from a residential building on surrounding land	Column 5 Distance from a wetland or watercourse
Animal keeping	4ha	50m from any road frontage. 15m from any side or rear boundary.	100m	50m
Aquaculture (other than minor aquaculture)	5ha	50m from any road frontage. 15m from any side or rear boundary.	100m	100m
Intensive animal industry	20ha	200m from any road frontage. 100m from any side or rear boundary.	400m	100m
Rural industry	1ha	50m from any road frontage. 10m from any side or rear boundary.	100m	50m

Editor's note—the minimum site areas and setback requirements for intensive rural uses specified in **Table 9.2.15.3.3** may be varied having regard to relevant industry guidelines and/or an impact assessment report, prepared by an appropriately qualified person, demonstrating that no significant environmental harm or nuisance will arise from adopting a lesser site area or setback distance.

9.2.16 Sales office code

9.2.16.1 Application

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

9.2.16.2 Purpose and overall outcomes

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

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

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

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

9.2.16.3 Specific benchmarks for assessment

Table 9.2.16.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Operational characteristics	
PO1 The duration of the use of premises for a sales office:- (a) in the case of a display dwelling, display village (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** 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.
PO2 At the cessation of sales office use involving temporary buildings or structures, the site is left in an appropriate condition.	**AO2** Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.
PO3 The hours of operation of the sales office does not adversely affect the amenity of nearby residential premises.	**AO3** The hours of operation of the sales office do not commence before 8.00am or extend later than 6.00pm.
PO4 The number of employees engaged in the operation of the sales office does not adversely affect the amenity of nearby residential premises.	**AO4** Where a display dwelling, 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.
Landscaping	
PO5 The sales office incorporates site landscaping and fencing that:-	**AO5.1** Private and public open space areas are landscaped with turf and tree and shrub species.

Performance outcomes	Acceptable outcomes
(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.	**AO5.2** A 1.8m high solid screen fence is provided to each side and rear boundary that has residential uses adjoining, to the front building line.
Public convenience facilities	
PO6 The sales office provides appropriate public convenience facilities for users of the sales office.	**AO6** Public toilet facilities are provided for a display village comprising 4 or more display dwellings.
On-site car parking	
PO7 Sufficient on-site car parking is provided to satisfy the projected needs of the sales office and is appropriately designed to facilitate ease of use.	**AO7** A minimum of 2 on-site parking spaces are provided for each display dwelling, estate sales office or dwelling offered as a prize.

9.2.17 Service station code

9.2.17.1 Application

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

9.2.17.2 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; and

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

9.2.17.3 Specific benchmarks for assessment

Table 9.2.17.3.1 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 is located on a site that:- (a) is at least 1,500m^2 in area; and (b) has a road frontage of at least 40m.
PO2 The service station is located so that it does not adversely impact upon the amenity of existing or future planned residential areas.	**AO2** The service station is located on land included in a centre zone, industry zone or the Specialised centre zone. **OR** The service station is located in the Rural zone on a major road and at least 15km from any existing or approved service station.
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** 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. **AO3.2** For side and rear boundary setbacks, all buildings or structures are setback at least 2m from the property boundary. **OR**

Performance outcomes	Acceptable outcomes
	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.
Siting of fuel pumps and bulk fuel storage	
PO4 Fuels pumps and bulk fuel storage tanks are located:- (a) wholly within the site; (b) to avoid queuing of vehicles beyond the site boundaries and impairment of on-site vehicle movement; and (c) a safe distance from all site boundaries.	**AO4.1** Fuel pumps are located in accordance with *Australian Standard AS1940 – The storage and handling of flammable and combustible liquids.* **AO4.2** Fuel pumps are located such that vehicles while fuelling and refuelling are standing wholly within the site and are parked away from entrances and circulation driveways. **AO4.3** Bulk fuel storage tanks are situated no closer than 8m to any road frontage. **AO4.4** Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the site and are on level ground.
Site access	
PO5 The service station:- (a) does not impair traffic flow or road safety; and (b) facilitates, through the design and arrangement of vehicular crossovers, safe and convenient movement to and from the site.	**AO5.1** Separate entrances to and exits from the site are provided, and these are clearly marked for their intended use. **AO5.2** Reinforced industrial crossovers are constructed to provide suitable access for fuel delivery vehicles. **AO5.3** Vehicle crossovers are at least 8m wide. **AO5.4** 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** Sealed impervious surfaces are provided in areas where potential spills of contaminants may occur. **AO6.2** Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.
PO7 Automatic mechanical carwash facilities (where provided) are designed to collect, treat and recycle waste water for reuse.	**AO7** No acceptable outcome provided.
PO8 The collection, treatment and disposal of solid and liquid wastes ensures that: (a) off-site releases of contaminants do not occur; and (b) measures to minimise waste generation and to maximise recycling are implemented.	**AO8** No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Protection of residential amenity	
PO9 The service station ensures the amenity of existing or planned residential activities on adjoining premises is protected.	**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 6.00am and 10.00pm.
Landscaping	
PO10 The service station incorporates landscaping that softens the development and contributes to the development providing an attractive appearance.	**AO10.1** At least 10% of the site area is provided as landscaped area. **AO10.2** A minimum 2m wide landscaping strip is provided along each street frontage and common property boundary of the site.
On-site amenities	
PO11 Customer air and water facilities, and any automatic mechanical car washing facilities, are located such that:- (a) vehicles using, or waiting to use such facilities are standing wholly within the site; and (b) an adequate buffer is provided to any adjoining residential use.	**AO11** No acceptable outcome provided.
Extent of retail sale of goods	
PO12 The associated sale of goods, including food stuffs, is ancillary to the provision of fuel and automotive repairs and service.	**AO12** The gross floor area used for the associated retail sale of goods is limited to 150m².

9.2.18 Telecommunications facility code

9.2.18.1 Application

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

9.2.18.2 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 visually integrated with its natural or townscape setting;

(b) a telecommunications facility does not adversely affect the amenity of surrounding sensitive uses;

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

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

9.2.18.3 Specific benchmarks for assessment

Table 9.2.18.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Visual amenity	
PO1 The telecommunications facility is not visually prominent and does not adversely impact on the amenity of nearby residential, community or other sensitive uses.	**AO1.1** The telecommunications facility:- (a) is of a similar height to surrounding structures or vegetation; and (b) has a colour and finish that reduces visual recognition in the landscape. **AO1.2** Except where collocated with an existing telecommunications facility, the telecommunications facility is located at least:- (a) 400m from a residential activity; (b) 500m from any child care centre, community care centre, educational establishment or park; (c) 20m from any public pathway; and (d) 1km from any other existing or approved telecommunications facility. **AO1.3** Any building associated with the telecommunications facility is setback from any street front boundary a distance at least equal to the front setback required for the adjoining use. **AO1.4** A 3m wide landscaping strip is provided between any building associated with the telecommunications facility and any street front boundary or adjoining use.
Health and safety	
PO2 The telecommunications facility does not cause human exposure to electromagnetic radiation beyond accepted precautionary limits.	**AO2** The telecommunications facility is designed and operated to restrict human exposure to electromagnetic radiation in accordance with the:-

Performance outcomes	Acceptable outcomes
	(a) *Radio Communications (Electromagnetic Radiation – Human Exposure) Standard 2003*; and (b) *Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields*.
PO3 The telecommunications facility is publicly inaccessible.	**AO3.1** Security fencing is provided to prevent unauthorised entry to the telecommunications facility. **AO3.2** Safety and warning signage is displayed where necessary.
Facility co-location	
PO4 The telecommunications facility is designed to facilitate co-location with other telecommunications facilities.	**AO4** The structural elements of the telecommunications facility are designed to support co-masting or co-siting with other carriers.

9.2.19 Utility code

9.2.19.1 Application

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

9.2.19.2 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.

(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 do not adversely affect the amenity of surrounding sensitive uses;

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

(d) major utility infrastructure and facilities do not adversely impact upon community wellbeing; and

(e) where essential community infrastructure, major utility infrastructure and facilities are designed to function during and immediately after flood events.

9.2.19.3 Specific benchmarks for assessment

Table 9.2.19.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Location and site suitability	
PO1 The utility is located such that:- (a) it is well placed relative to the infrastructure network that is services; (b) opportunities for cost efficiencies and reduction in environmental and social impacts are maximised; and (c) a high standard of accessibility is available for maintenance purposes and at times of emergency.	**AO1.1** The utility is established on a site that is well located relative to any supply or distribution network. **AO1.2** Where practicable, the utility is co-located with another utility of a similar or compatible type. **AO1.3** The utility is located on a site that can be easily accessed for maintenance purposes or at times of emergency.
Visual and amenity impacts	
PO2 The utility is sited and designed to:- (a) minimise adverse visual impacts beyond the boundaries of the site; and (b) minimise adverse impacts on the amenity of nearby residential, community or other sensitive uses.	**AO2** No acceptable outcome provided.
PO3 The utility provides an attractive street front address with unsightly elements screened from view by walls and landscaping strips.	**AO3** No acceptable outcome provided.
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	**AO4** No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
(c) maximises the re-use and recycling of by-products associated with the operation of the utility.	
Building siting and design	
PO5 The siting and design of any buildings or structures associated with the utility are compatible with the setting and character of the local area in which the facility is located.	**AO5** No acceptable outcome provided.
Health and safety	
PO6 Public access is discouraged to those parts of the utility that pose a health or safety risk.	**AO6.1** Security fencing is provided to prevent unauthorised access to those parts of the utility that pose a health or safety risk. **AO6.2** Safety and warning signage is displayed where necessary.
Recommended flood level	
PO7 The functioning of a utility 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)**.	**AO7** A utility that is essential community service infrastructure is:- (a) located in an area that is above the recommended flood levels identified in **Table 9.2.19.3.2** (**Recommended flood level for a utility that is essential community service infrastructure)**; or (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 9.2.19.3.2 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% AEP
Power stations	0.2% AEP
Sewage treatment plants (refer to note)	1% AEP
Water treatment plants (refer to note)	0.5% AEP
○ Works of an electricity entity not otherwise listed in this table ○ 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.

9.3 Other development codes

9.3.1 Advertising devices code[4] [5]

9.3.1.1 Application

This code applies to development identified as requiring assessment against the Advertising devices 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 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 Bundaberg Region.

(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 amenity of rural, rural residential or residential areas;

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

(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; and

(g) an advertising device located within the Sea turtle sensitive area avoids illumination of the beach, ocean, and sky at night.

9.3.1.3 Description of advertising devices[6]

Table 9.3.1.3.1 Description of advertising device types

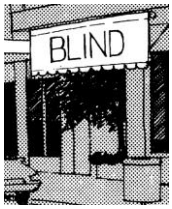
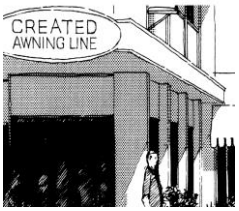
Various types of advertising device are described and illustrated below.

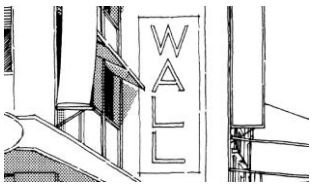
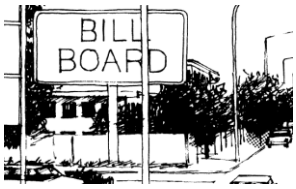
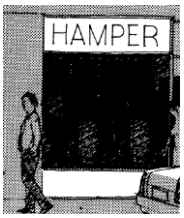
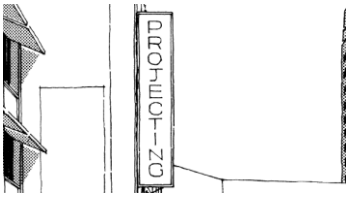
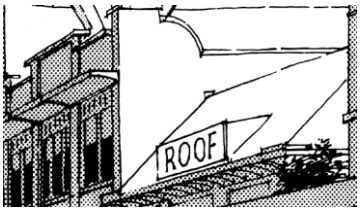
Advertising device type	Written description	Pictorial description
Above awning sign	An advertising device located on top of an awning or verandah.	

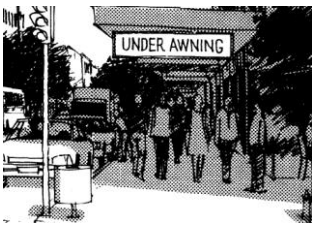
[4] Editor's note—temporary advertising devices are not regulated by the Advertising devices code but may require an approval or license under a local law.

[5] Editor's note—an advertising device which is not visible from a public place or premises other than the premises on which the advertising device is erected is not regulated by the Advertising devices code.

[6] 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 sign	An advertising device painted on or attached to the end or front or end face of an awning.	
Blind sign	An advertising device painted or affixed to a solid or flexible material suspended from an awning, verandah or wall.	
Business name plate / Home based business sign	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 or affixed to a canopy structure.	
Commercial flag sign	An advertising device in the form of a flag (excluding national, state, local government and institutional crests) which is flown from a masthead or suspended from any pole or 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.	
Fence sign	An advertising device painted or otherwise affixed to a fence (e.g. sporting field fence).	

Advertising device type	Written description	Pictorial description
Flush wall sign	An advertising device painted or otherwise affixed upon and confined within the limits of a wall.	
Freestanding sign	A freestanding advertising device, typically in the form of a billboard (the width of which is greater than the height) or a pylon (the height of which is greater than the width) and which may be positioned on the ground or mounted to one or more vertical supports.	 
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.	
Roof sign	An advertising device placed at or near the top of a building where the roof of that building would normally form the predominant backdrop to the sign when it is viewed from the ground.	

Advertising device type	Written description	Pictorial description
Roof-top sign	Am advertising device fitted to the roof of a building with no relation to the architectural design or appearance of the building.	
Sign written roof sign	An advertising device painted or otherwise affixed to the roof cladding of a building.	
Stallboard sign	An advertising device located below the ground storey window of a building.	
Structure sign	An advertising device painted or otherwise affixed to any structure which is not a building.	
Under awning sign	An advertising device attached or suspended under an awning or verandah.	
Window sign	An advertising device painted or 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.	

9.3.1.4 Specific benchmarks for assessment

Table 9.3.1.4.1 Requirements for development accepted subject to requirements and benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Requirements for all advertising device types	
General	
PO1 An advertising device:- (a) is compatible with the existing and future planned character of the locality in which it is erected; (b) is compatible with the scale, proportion, bulk and other characteristics of buildings, structures, landscaping and other advertising devices on the site; (c) is of a scale, proportion and form that is appropriate to the streetscape or other setting in which it is located; (d) is sited and designed to be compatible with the nature and extent of development and advertising devices on adjoining sites and does not interfere with the reasonable enjoyment of those sites or unreasonably obstruct lawfully established advertising devices; (e) is sited and designed to:- (i) not unduly dominate the visual landscape; (ii) maintain views or vistas of public value; and (iii) protect the visual amenity of scenic routes; (f) is designed to achieve 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) is designed, sited and integrated so as not to contribute to the proliferation of visual clutter.	**AO1** Accepted subject to requirements development For accepted subject to requirements development, the advertising device complies with the requirements specified in Column 2 of **Table 9.3.1.4.2 (Specific requirements for types of advertising device)**. Assessable development For assessable development, in partial fulfilment of the performance outcome—the advertising device complies with the requirements specified in Column 2 of **Table 9.3.1.4.2 (Specific requirements for types of advertising device)**. Note—the Council may require a streetscape or landscape analysis to demonstrate compliance with Performance outcome PO1.
Maximum site based sign face area	
PO2 The maximum sign face 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.	**AO2.1** The combined sign face area of all advertising devices on a site does not exceed 0.8m² of sign face area per linear metre of street front boundary length. **AO2.2** The area of any building façade visible from a public place (including all windows or wall faces) obscured by advertising devices does not exceed an area equivalent to 30% of the building façade.
Movement, illumination and lighting	
PO3 An advertising device does not incorporate elements that move or give the impression of movement. Note—this performance outcome does not apply to a flag associated with a commercial flag sign.	**AO3** The advertising device does not revolve, contain moving parts or otherwise contain mechanisms that give the impression of movement.
PO4 An advertising device only incorporates illumination and lighting where it:-	**AO4.1** The advertising device is only illuminated where it is:- (a) located in an urban area; (b) located in the Rural zone adjacent to a major road; or

Performance outcomes	Acceptable outcomes
(a) is appropriate to the setting and is compatible with and will not detract from the amenity of the local area; (b) does not cause nuisance to surrounding or adjoining uses; (c) limits impacts on areas of environmental significance; and (d) will not cause distraction or create a potential safety hazard, including a traffic safety hazard.	(c) associated with a business that operates at night. **AO4.2** Where the advertising device is illuminated, it:- (a) has a maximum luminance of 350 candelas per m^2; (b) does not incorporate flashing lights; (c) complies with *AS4282 Control of the Obtrusive Effects of Outdoor Lighting*; and (d) is switched off between the hours of 11.00pm and 5.00am or at any time the business is not operating between these hours. **AO4.3** Any electronic display component or digital advertising device:- (a) includes static writing and/or images with a minimum dwell time of 8 seconds; (b) does not contain video, animated or scrolling content (including in any message change); (c) does not contain images that emulate a traffic control device such as traffic lights or regulatory or advisory signs; (d) has a maximum surface brightness or luminance of 3000 candelas per m^2 during the daytime and 150 candelas per m^2 during night-time hours; (e) incorporates a light sensor to adjust illumination levels according to ambient light levels; and (f) defaults to a blank (black) screen in the event of a malfunction.
Safety of pedestrians and vehicles	
PO5 An advertising device is designed so as not create a traffic or pedestrian safety hazard.	**AO5.1** The advertising device does not physically obstruct the passage of pedestrians or vehicles. **AO5.2** The advertising device does not mimic and is not able to be confused with a traffic control device. **AO5.3** The advertising device does not restrict sight lines at intersections and site access points.
Appropriate and safe construction	
PO6 An advertising device is constructed and installed to an appropriate standard to ensure public safety.	**AO6** No support, fixing or other system required for the proper installation of the advertising device is exposed.
Electrical systems	
PO7 An advertising device utilising electricity is safe and electrical componentry is integrated into the device	**AO7.1** All conduits, wiring, switches or other electrical apparatus installed on the advertising device are concealed from view. **AO7.2** No electrical equipment is mounted on exposed surfaces of the advertising device.
Additional requirements for third party advertising devices	
PO8 An advertising device that is used for third party advertising (a third party advertising device):- (a) is located in an appropriately zoned area or in an area that is already used for commercial purposes; (b) is not located within an area which has an intact or mostly intact rural	**AO8.1** The third party advertising device is located only:- (a) in a centre zone or the Specialised centre zone; or (b) in an industry zone; or (c) in the Rural zone adjacent to a major road, other than where in a third party advertising device exclusion area as identified in **Figures 9.3.1A to 9.3.1C (Third party advertising device exclusion areas)**; or (d) on a site in another zone with an existing lawful commercial use.

Performance outcomes	Acceptable outcomes
landscape with no or only minimal intrusion of advertising devices; (c) is of a form, size and scale which does not dominate the natural, rural or built environment; (d) is well separated from other third party advertising devices so as not to create visual clutter; and (e) is located and designed so as not to detract from the overall character and amenity of the local area in which it is placed (i.e. streetscape, town entrance, landscape feature, and vista or view corridor).	**AO8.2** The third party advertising device is not located in a third party advertising device exclusion area as identified on **Figures 9.3.1A to 9.3.1C (Third party advertising device exclusion areas)**. **AO8.3** The third party advertising device is in the form of a freestanding (billboard or pylon) sign or wall sign. **AO8.4** The third party advertising device does not exceed a sign face area of 18m² per side. **AO8.5** The third party advertising device does not exceed a maximum height of 7m above ground level. **AO8.6** The third party advertising device is sited at least 3 metres from any adjoining site **AO8.7** The third party advertising device is separated from another third party advertising device:- (a) at least 100m where located in a centre zone, the Specialised centre zone or an industry zone; or (b) at least 300m where located in another zone.
Advertising devices in commercial neighbourhood character areas	
PO9 Advertising devices in commercial neighbourhood character areas are positioned in a manner that respects the architecture and streetscape presentation of the building, including window and façade treatments.	**AO9.1** Advertising devices:- (a) are located below the verandah; (b) are mounted on the verandah fascia; or (c) take the form of window lettering at street level. **AO9.2** Advertising devices are not roof mounted. **AO9.3** No form of advertising device alters the form of the existing building. **AO9.4** No illuminated or moving advertising devices are located on or above the ground floor awning fascia.
Additional requirements for advertising devices in a Sea Turtle Sensitive Area[7]	
PO10 Where development within a Sea turtle sensitive area involves advertising devices:- (a) illuminated signage is avoided; or (b) where associated with a use on the same site, signage only incorporates illumination and lighting where it:- (i) limits impacts on sea turtle nesting areas; and (ii) avoids direct illumination of the beach, ocean, and sky at night.	**AO10** Where associated with an approved use on the same site, any advertising device illuminated at night involves lighting that is:- (a) where the development is visible from the coast, directed downward and away from the coast and shielded appropriately; (b) of an intensity and design that casts little or no upward light (above the horizontal) or light spill towards the coast; (c) minimised in intensity (brightness/luminance) to achieve the light's purpose; (d) of a wavelength less likely to cause nuisance to sea turtles (e.g. amber lighting); and (e) turned off by timer between the hours of 9.00pm and 6.00am, and at any other time at night that the business is not operating. **OR**

[7] Editor's note—Sea turtle sensitive areas are identified on the Coastal Protection Overlay Maps in **Schedule 2 (Mapping)**.

Performance outcomes	Acceptable outcomes
	In all other circumstances, no acceptable outcome provided.

Table 9.3.1.4.2 Specific requirements for types of advertising device

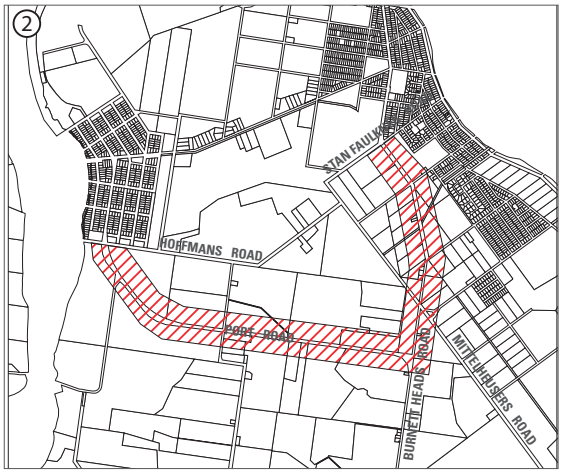
Column 1 Advertising device type	Column 2 Specific requirements
Above awning sign	(a) is erected only where it can be demonstrated that there is no opportunity to make use of an alternative sign type; (b) does not project above the roofline of the building to which it is attached; (c) is of size and form that is appropriate to the scale and character of the building on which it is exhibited and the development within the locality; and (d) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached. Editor's note—an above awning sign is unlikely to satisfy the outcomes of the Advertising devices code and this advertising device type is generally discouraged.
Awning fascia sign	(a) has a sign face area contained within the outline of the facia; and (b) does not exceed 600mm in height.
Blind sign	(a) has a sign face area contained within the outline of the blind; (b) is affixed to/painted on a ground storey blind only; (c) if fixed to an awning above a footpath, has a minimum clearance of:- (i) 2.1m between the footway pavement and any flexible part of the blind; and (ii) 2.4m between the footway pavement and any rigid part of the blind.
Business name plate/ Home based business sign	(a) is limited to one sign per business entry point (if a business name plate) or 1 sign per premises (if a home based business sign); (b) is attached to a fence or wall; and (c) does not exceed a maximum sign face area of 0.3m² where erected in an urban area of 0.6m² where erected other than in an urban area.
Canopy sign	(a) has a sign face area contained within the outline of the canopy; (b) is affixed to/painted on a ground storey canopy only; (c) if fixed to an awning above a footpath, has a minimum clearance of:- (i) 2.1m between the footway pavement and any flexible part of the canopy; and (ii) 2.4m between the footway pavement and any rigid part of the canopy.
Commercial flag sign	(a) Is limited to one sign per 20m of road frontage; (b) does not exceed a maximum sign face area of 4m²; and (c) does not exceed a maximum height of 7m above ground level.
Created awning sign	(a) does not project out from either face of the awning; (b) does not project more than 500mm above the height of the facia; (c) does not exceed a sign face area equivalent to 25% of the area of the fascia; and (d) has a minimum clearance of 2.4m between the lowest part of the sign and the footway surface.
Fence sign	(a) does not project above or beyond the fence to which it is attached; (b) does not exceed 1.2m in height; (c) if erected on a sporting field fence, is positioned on the inside (sports field) facing side of the fence only; and (d) if erected on another type of fence, does not exceed a maximum sign face area of 2m².
Flush wall sign	(a) is erected only in a centre zone, the Specialised centre zone or an industry zone; (b) is positioned so as not obscure any window or architectural feature; (c) does not project beyond the edges of the wall or structure to which it is painted/affixed; (d) does not exceed a maximum sign face area of 18m²; and (e) does not cover more than 30% of the total surface area of the wall face.
Freestanding sign (excluding third party advertising devices)	(a) is limited to one (1) freestanding (pylon or billboard) sign per site, including where a site has multiple occupancies/tenancies, but not including any approved third party advertising device; (b) is mounted as a freestanding structure in a landscaped environment; (c) is sited at least 3 metres from any adjoining site;

Column 1 Advertising device type	Column 2 Specific requirements
	(d) does not exceed a maximum sign face area of 6m² where erected in a centre zone, the Specialised centre zone or an industry zone or 4m² where erected in another zone; (e) does not exceed a maximum height of 7m above ground level where erected in a centre zone, the Specialised centre zone or an industry zone or 4m above ground level where erected in another zone.
Ground sign	(a) is mounted as a freestanding structure in a landscaped environment; (b) does not exceed a maximum sign face area of 6m² (c) does not exceed a maximum height of 1.8m above ground level; and (d) does not face an adjoining site unless at least 3m from the boundary of that site.
Hamper sign	(a) is limited to the area between the door head and the underside of the verandah or awning roof above; and (b) does not project more than 300mm from the face of the wall to which it is painted on/affixed to.
Projecting sign	(a) is erected only in a centre zone, the Specialised centre zone or an industry zone; (b) does not exceed a maximum sign face area of 2m²; (c) does not extend beyond a height of 10m above the ground, or extend above the wall to which it is attached; and (d) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached.
Roof sign	(a) is contained within an existing or created outline of a building; (b) does not extend horizontally beyond the edge of the roof of the building; (c) is of size and form that is appropriate to the scale and character of the building on which it is exhibited and the development within the locality; (d) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached; and (e) matches, aligns or is otherwise compatible with any other roof signs on the building. Editor's note—a roof sign is unlikely to satisfy the outcomes of the Advertising devices code and this advertising device type is generally discouraged.
Roof-top sign	(a) is erected only where it can be demonstrated that there is no opportunity to make use of an alternative sign type; (b) is of size and form that is appropriate to the scale and character of the building on which it is exhibited and the development within the locality; and (c) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached. Editor's note—a roof-top sign is unlikely to satisfy the outcomes of the Advertising devices code and this advertising device type is discouraged.
Sign-written roof sign	(a) is erected only in a centre zone, the Specialised centre zone, an industry zone or the Rural zone; and (b) displays only the name of the property, business or facility on which it is painted.
Stallboard sign	(a) is limited to the stallboard area below a street front window; (b) does not project more than 300mm from the face of the wall to which it is painted/affixed; and (c) does not protrude in a manner which could injure pedestrians.
Structure sign	(a) is erected only in a centre zone, the Specialised centre zone or an industry zone; (b) does not project beyond the surface of the structure; and (c) does not exceed a maximum sign face area of 4m²
Under awning sign	(a) is oriented at right angles to the building frontage; (b) is not larger than 2.5m long and is not more than 0.5m high; (c) is no longer than the width of the awning or verandah to which it is attached and does not project beyond the outer edge of the awning or verandah; (d) is not located closer than 3m to another under awning sign; and (e) has a minimum clearance of 2.4m between the lowest part of the sign and the footway surface.
Window sign	(a) is affixed/painted on a ground storey window only; and (b) does not cover/obscure more than 50% of a window or if obscuring more than 50% of a window, provides for every second window to be kept free of advertising.

MOORE PARK ROAD (FROM FAIRYDALE ROAD TO THE TOWNSHIP OF MOORE PARK BEACH)



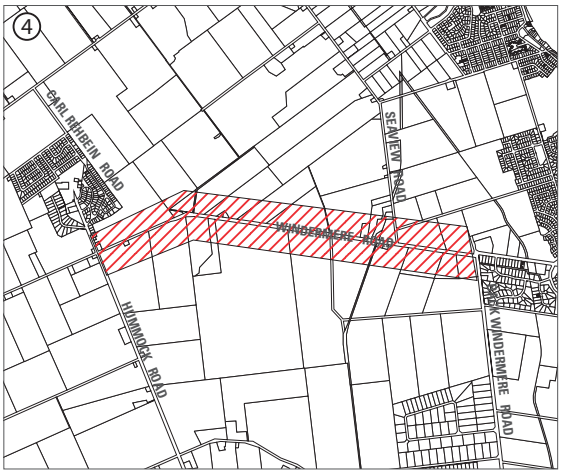
PORT ROAD AND BURNETT HEADS ROAD (FROM HOFFMANS ROAD TO THE INTERSECTION OF PORT ROAD AND BURNETT HEADS ROAD, NORTH TO STAN FAULKNER ROAD)



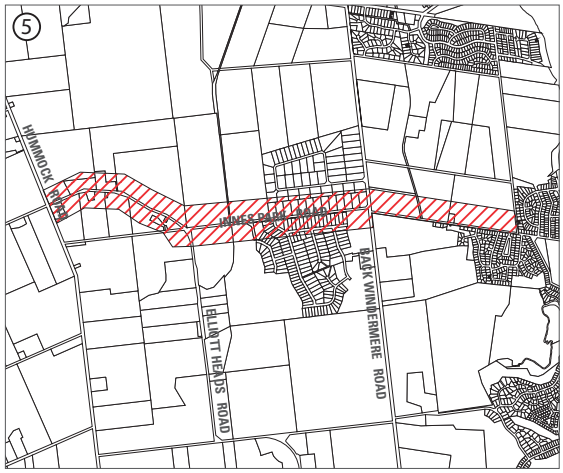
BARGARA ROAD (FROM CARL REHBEIN ROAD TO HUGHES ROAD)



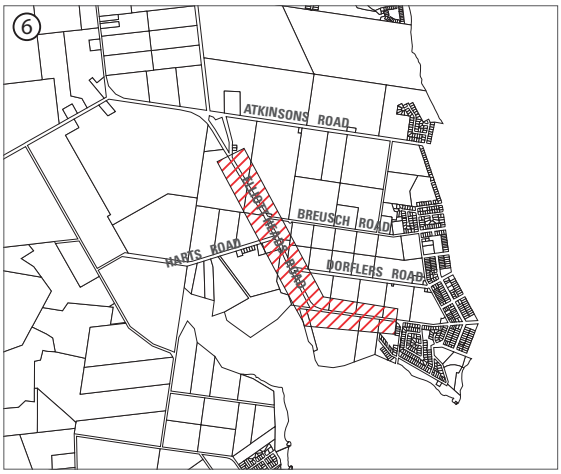
WINDERMERE ROAD (FROM HUMMOCK ROAD) TO BACK WINDERMERE ROAD



ELLIOTT HEADS ROAD AND INNES PARK ROAD (FROM HUMMOCK ROAD TO LOGAN ROAD)



ELLIOTT HEADS ROAD (FROM ATKINSONS ROAD TO THE INTERSECTION OF MOORE STREET AND SAUNDERS STREET)



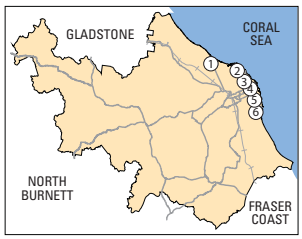


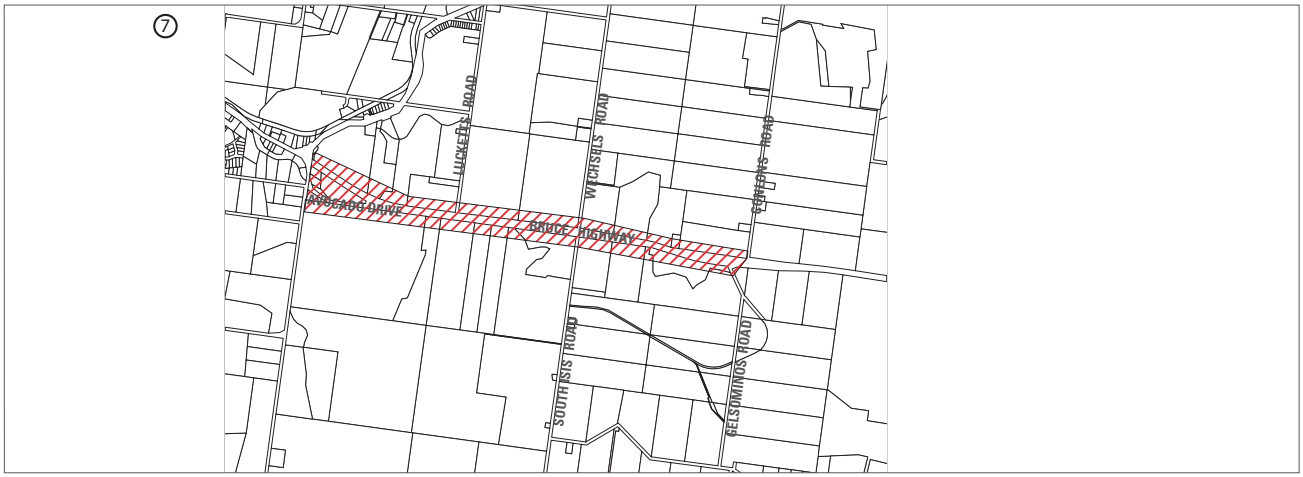


Figure 9.3.1A
Third Party Advertising Device Exclusion Areas

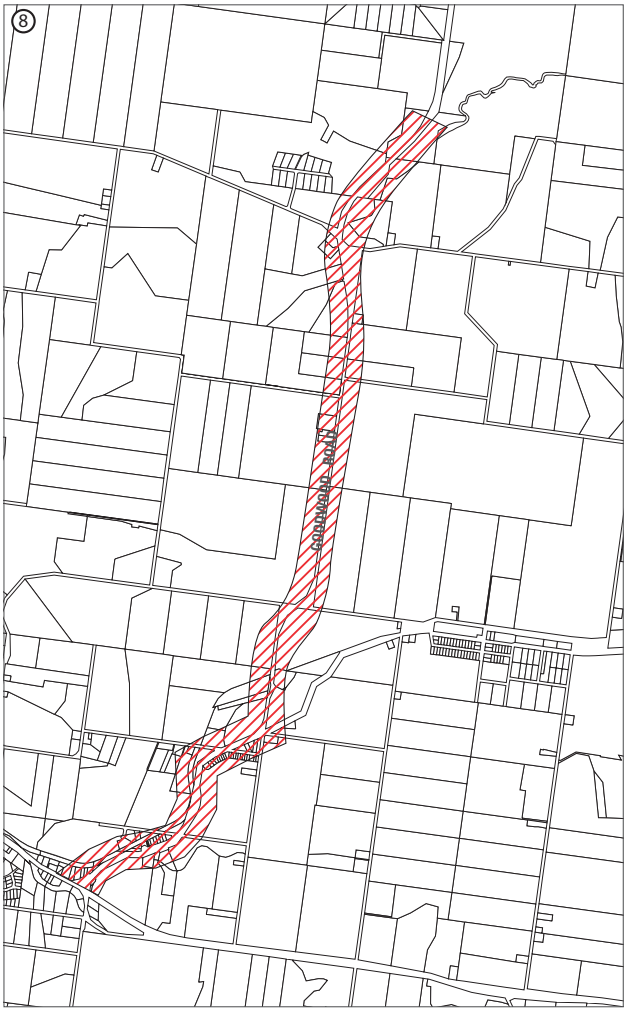
Version 5.0 effective 10 Febraury 2020

BUNDABERG REGIONAL COUNCIL

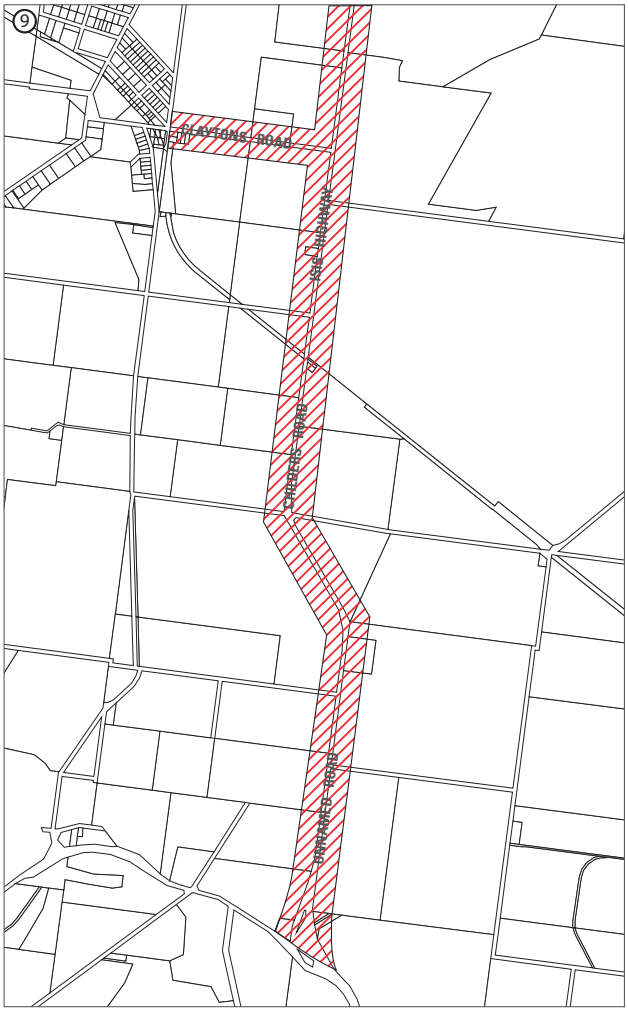
BRUCE HIGHWAY, CHILDERS (GELSOMINOS ROAD/CONLONS ROAD TO GOODWOOD ROAD)



GOODWOOD ROAD, DOOLBI (STOCKYARD CREEK TO THE BRUCE HIGHWAY)



ISIS HIGHWAY (CORDALBA TURNOFF AND CHILDERS ROAD TO START OF KEVIN LIVINGSTONE DRIVE)



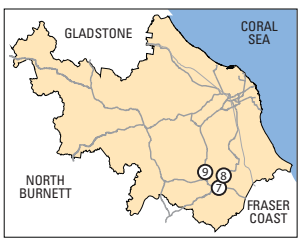
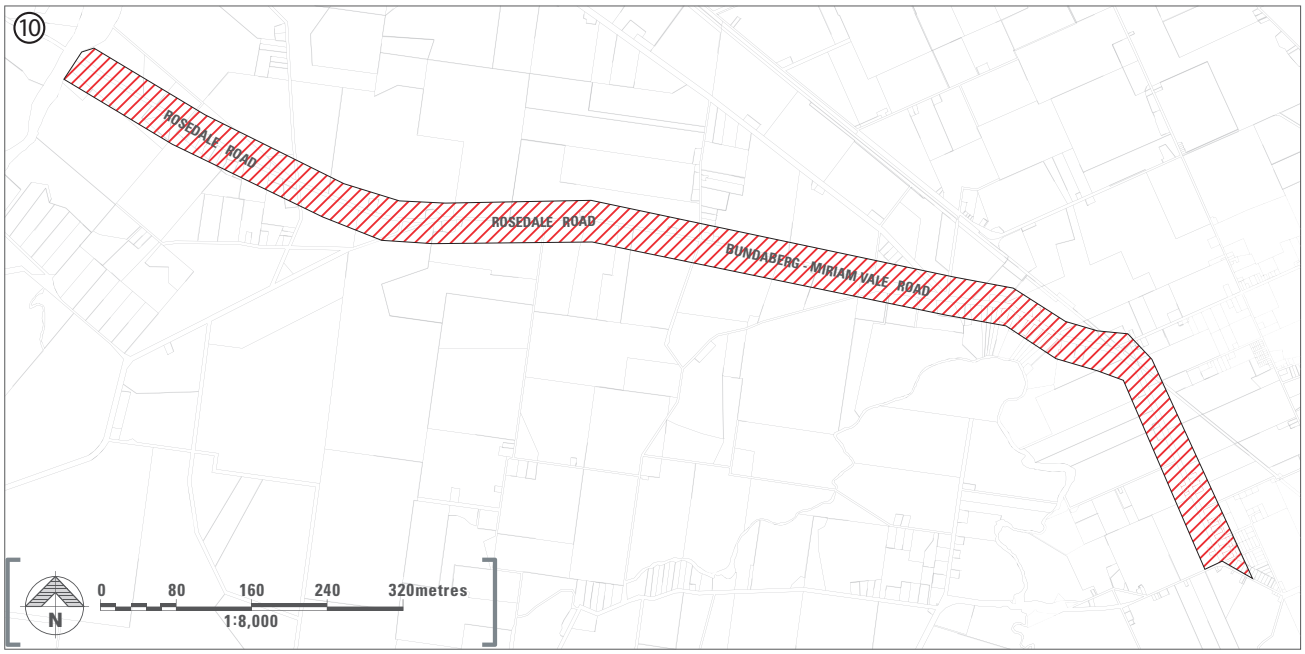




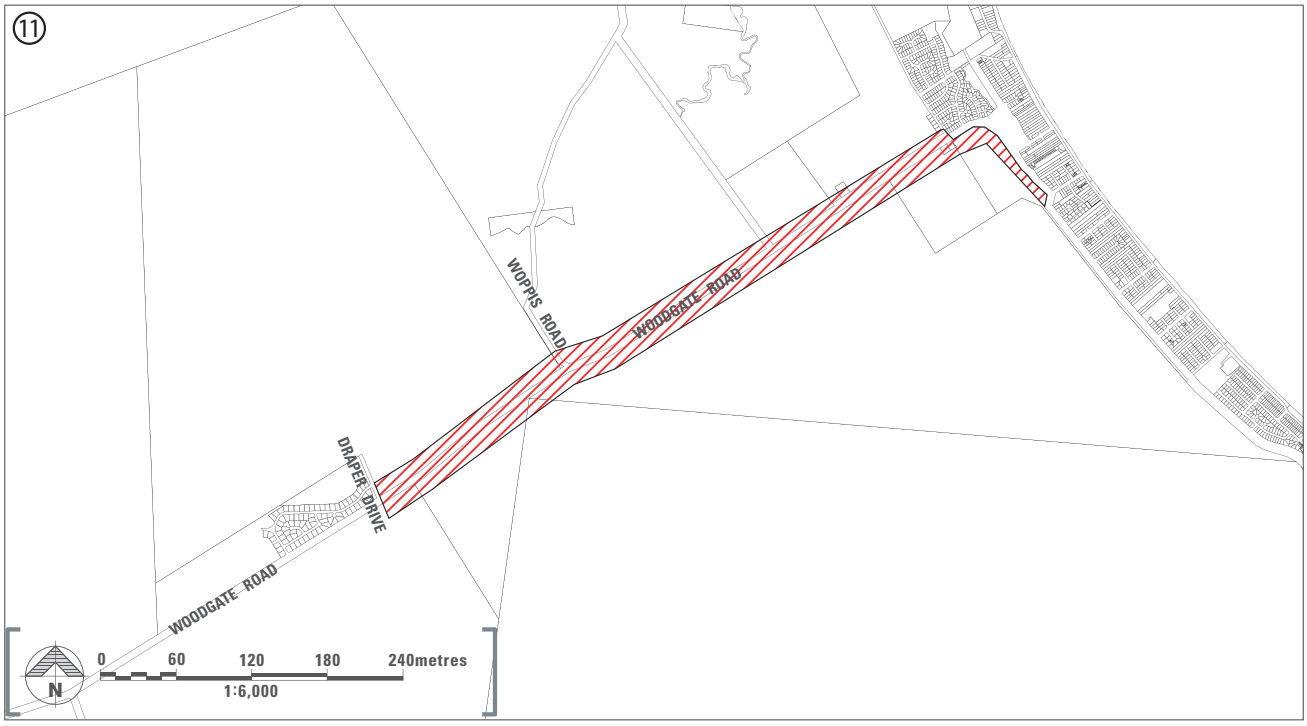
Figure 9.3.1B
Third Party Advertising Device Exclusion Areas

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ROSEDALE ROAD (FROM ROSEDALE ROAD TURN OFF FROM BUNDABERG GIN GIN ROAD TO KOLAN RIVER)



WOODGATE ROAD (FROM DRAPER DRIVE TO FRIZZELLS ROAD)



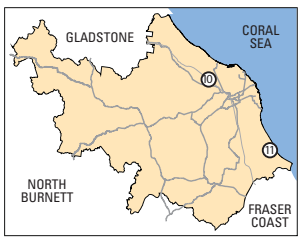


Figure 9.3.1C
Third Party Advertising Device Exclusion Areas

Version 5.0 effective 10 Febraury 2020

BUNDABERG REGIONAL COUNCIL

9.3.2 Landscaping code[8]

9.3.2.1 Application

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

9.3.2.2 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 Bundaberg Region.

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

(a) development provides for landscaping that complements and enriches the natural landscapes and built environment of the Bundaberg Region;

(b) development provides for landscaping that integrates the built form with its surroundings and adds to the desired character of places;

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

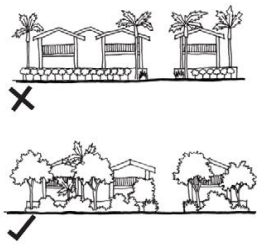
(d) development provides landscaping that enhances personal safety and security, is functional and durable, and is practical and economic to maintain.

9.3.2.3 Specific benchmarks for assessment

Table 9.3.2.3.1 Benchmarks for assessable development – general requirements

Performance outcomes	Acceptable outcomes
Landscape design generally	
PO1 Development provides for landscaping that:- (a) protects and enhances the character and amenity of the site, street and surrounding locality; (b) promotes the character of the Bundaberg Region as a sub-tropical environment; (c) is sensitive to site conditions, natural landforms and landscape characteristics; (d) as far as practicable, retains, protects and enhances existing trees, vegetation and topographic features of ecological, recreational, aesthetic and cultural value; (e) clearly defines public and private spaces; (f) promotes passive surveillance of public and semi-public spaces; and (g) is of an appropriate scale to integrate successfully with development.	**AO1.1** Existing significant trees, vegetation and topographic features are retained and integrated within the landscaping concept for the development. **OR** Where significant trees and vegetation cannot practicably be retained, mature vegetation of the same or similar species is provided elsewhere on the development site. **AO1.2** 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 loitering; and (b) allows passive surveillance into, and visibility within, communal recreational spaces, children's play areas/playgrounds, pathways and car parks. **AO1.3** Elements of built form are softened and integrated within a broader landscape that incorporates structured landscape planting. Note—**Figure 9.3.2A (Landscaping screening of built form elements)** demonstrates how landscape screening is intended to soften and integrate with the built form.

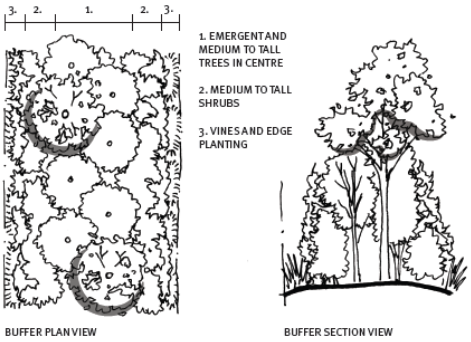
[8] Editor's note— the **Planning scheme policy for development works** provides guidance for satisfying certain outcomes of this code, including details of how to prepare a landscape plan and preferred plant species to be used in landscaping.

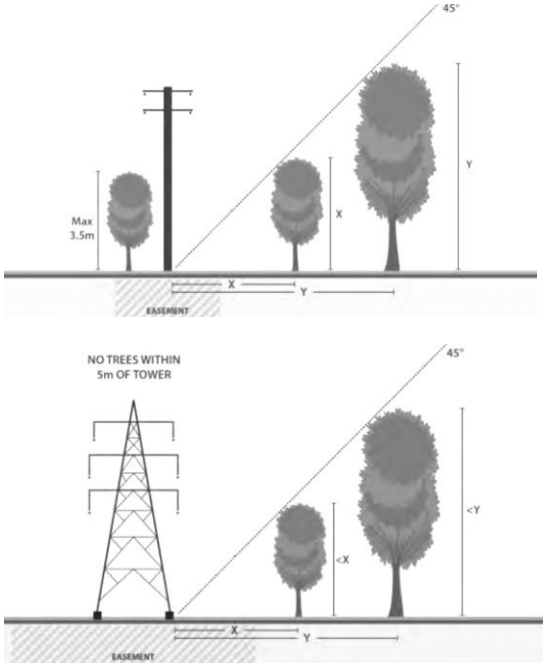
Performance outcomes	Acceptable outcomes
	Figure 9.3.2A Landscaping screening of built form elements  **AO1.4** Unless otherwise specified in an applicable use code, driveways and car parking areas are screened by a landscaping strip with a minimum width of:- (a) 1.5m where adjacent to a residential use; or (b) 3m where adjacent to a street frontage or public open space. **AO1.5** 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. **AO1.6** Any solid screen fence or wall greater than 1.2m in height provided along a street frontage is set behind landscaping strips or articulated by recesses to allow for dense vegetative screening. **AO1.7** Storage and utility areas are screened by vegetation or built screens.
PO2 Development provides sufficient areas to cater for landscaping.	**AO2** Site layout and design provides sufficient area, in appropriate locations, for landscaping, including catering for water sensitive urban design devices.
Streetscape landscaping	
PO3 Development provides for streetscape landscaping that:- (a) incorporates shade trees; (b) contributes to the continuity, character and form of existing and proposed streetscapes in the locality, including streetscape works; (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.	**AO3** No acceptable outcome provided.
Climate control and energy efficiency	
PO4 Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation.	**AO4.1** Landscaping elements are positioned to shade walls, windows and outdoor areas from summer sun.

Performance outcomes	Acceptable outcomes
	AO4.2 Landscaping allows winter sun access to living areas, north facing windows and public spaces. **AO4.3** Landscaping, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds.

Table 9.3.2.3.2 Benchmarks for assessable development – additional requirements for operational work only

Performance outcomes	Acceptable outcomes
Species selection	
PO5 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.	**AO5.1** Landscape planting utilises locally endemic and/or other native species as specified in the **Planning scheme policy for development works**. **AO5.2** Species that have the potential to become an environmental weed or are known to be toxic to people or animals are not used in landscaping.
Safety, security and accessibility	
PO6 Development provides for landscaping that:- (a) enhances personal safety and security; and (b) provides universal and equitable access.	**AO6** 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 open 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) facilitates universal access.
Water sensitive urban design and environmental management	
PO7 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.	**AO7** 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	
PO8 Development provides for landscape buffers that:- (a) effectively protect the edges of existing native vegetation or another area of environmental significance; (b) achieve visual screening of acoustic attenuation devices; and	**AO8** 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;

Performance outcomes	Acceptable outcomes
(c) provide separation between incompatible land uses or between major infrastructure elements (such as State-controlled roads) and land uses.	(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; and (e) tufting plants, vines and groundcovers are planted at 0.5m to 1m centres; and (f) where adjoining the edge of native vegetation or watercourse understorey, shrubs and vines are used to bind appropriately the buffer edges against degradation and weed infestation. Note—**Figure 9.3.2B (Design of landscape buffers)** demonstrates the preferred form and structure of landscape buffers. **Figure 9.3.2B Design of landscape buffers** 
Traffic safety and infrastructure	
PO9 Development ensures that landscaping does not adversely impact upon the provision, operation and maintenance of infrastructure.	**AO9.1** Development ensures that landscaping (including fencing) does not impede traffic visibility at access points, speed control devices and intersections. **AO9.2** Planting and landscape structures are located to enable tradespersons to access, view and inspect switchboards, substations, service meters and the like. **AO9.3** Root barriers are installed around tree root balls to minimise the risk of damage to infrastructure, services or utilities. **AO9.4** 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. **AO9.5** Vegetation planted in the vicinity of major electricity infrastructure complies with the vegetation

Performance outcomes	Acceptable outcomes
	clearance dimensions illustrated in **Figure 9.3.2C Vegetation within or adjoining major electricity infrastructure**. **Figure 9.3.2C Vegetation within or adjoining major electricity infrastructure** 

9.3.3 Nuisance code

9.3.3.1 Application

This code applies to development identified as requiring assessment against the Nuisance 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 Nuisance code is to maintain community wellbeing and protect environmental values by preventing or mitigating:-

(a) nuisance emissions from development adversely impacting on surrounding sensitive land use; and
(b) the exposure of proposed sensitive land uses to nuisance emissions from surrounding development.

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

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

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

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

9.3.3.3 Specific benchmarks for assessment[9]

Table 9.3.3.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Acoustic amenity[10]	
PO1 Development is located, designed, constructed and operated to ensure that noise emissions do not adversely impact upon surrounding sensitive land uses. Note—this performance outcome also applies to noise emissions generated by sensitive land uses, from sources such as communal areas, service areas, plant and equipment (e.g. air conditioning units) and the like.	**AO1** No acceptable outcome provided.
PO2 Development that is a sensitive land use is located, designed, constructed and operated to achieve a satisfactory level of acoustic amenity where there is potential for noise emissions generated from surrounding development to adversely affect the sensitive land use. Editor's note—this is often referred to as a "reverse amenity" situation where a proposed sensitive land use may be adversely affected by nuisance emissions from surrounding development. In such cases it is contingent upon the proposed sensitive land use to implement measures to ensure that a satisfactory level of acoustic	**AO2** The sensitive land use achieves the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the *Environment Protection (Noise) Policy*.

[9] Editor's note—the Council may require an impact assessment report prepared in accordance with the **Planning scheme policy for information the Council may request and preparing well made applications and technical reports** to demonstrate compliance with certain performance outcomes of this code.

[10] Note—Council will take the order of occupancy of new and existing noise sources into consideration in implementing the Performance outcomes for the Acoustic amenity section of this code. The intent of these particular Performance outcomes is not to require existing lawful uses to control noise emissions in response to encroachment by proposed sensitive land uses.

Performance outcomes	Acceptable outcomes
amenity is provided to prospective occupants and users of the development.	
PO3 A satisfactory level of acoustic amenity is achieved for:- (a) external private and communal open space areas (including gardens and balconies) of sensitive land uses; and (b) parks and other areas of public open space (where not used for outdoor sport, recreation and entertainment). Note—this performance outcome will not be met if significant increases (i.e. more than 3 dB(A)) over and above pre-existing noise levels are likely to occur post-development.	**AO3** No acceptable outcome provided.
Live entertainment and amplified sound	
PO4 Development involving live entertainment or amplified music and voices maintains a satisfactory level of acoustic amenity for surrounding sensitive land uses.	**AO4** No acceptable outcome provided.
Odour, dust and particulate nuisance	
PO5 Development is located, designed, constructed and operated to ensure that odour, dust and particulate emissions do not cause environmental nuisance to sensitive land uses (whether existing or proposed uses) in the surroundings of the proposed development.	**AO5.1** Dust emissions do not result in levels at sensitive land uses which exceed the Air Quality Objectives contained in the *Environmental Protection (Air) Policy 2008* and do not cause environmental nuisance by dust deposition. **AO5.2** For odour and particulate emissions—no acceptable outcome provided.
PO6 Development that is a sensitive land use is located, designed, constructed and operated to ensure that the proposed use is not subject to odour, dust or particulate emissions from surrounding development that would cause environmental nuisance.	**AO6** No acceptable outcome provided.
Lighting and glare nuisance	
PO7 Development ensures that lighting and glare does not have any significant adverse amenity impacts or create nuisance to surrounding premises.	**AO7.1** Lighting devices are located, designed and installed to:- (a) minimise light spillage on surrounding premises; (b) preserve an acceptable degree of lighting amenity at surrounding premises; (c) provide covers or shading around lights; (d) direct lights downwards; (e) position lights away from possibly affected areas; and (f) enable brightness of lights to be adjusted to low levels. **AO7.2** Streets, driveways and servicing areas are located and designed to minimise vehicle headlight impacts on any surrounding residential premises. **AO7.3** Reflective glare that would cause a nuisance to residents or the general public at surrounding premises and public spaces is avoided or minimised through the use of:- (a) external building materials and finishes with low-reflectivity; or

Performance outcomes	Acceptable outcomes
	(b) building design/architectural elements or landscape treatments to block or reduce excessive reflective glare.
Management of impacts to fauna	
PO8 Effective measures are implemented during the construction and operation of development to protect fauna that is sensitive to disturbance from noise, vibration, odour, light, dust and particulates.	**AO8.1** Any noise, odour, light, dust, particulates or vibration generated during the construction and operation of development is managed to ensure it does not have an adverse impact on fauna within an area of environmental significance.

9.3.4 Reconfiguring a lot code

9.3.4.1 Application

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

9.3.4.2 Purpose and overall outcomes

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

(a) is appropriate for their intended use;

(b) is responsive to local character and site constraints;

(c) ensures protection of productive rural land and the minimisation of conflict between rural activities and other uses;

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

(e) supports high quality urban design outcomes.

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

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

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

(b) development provides for the consolidation of rural land and minimises further fragmentation of rural land;

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

(d) development provides for subdivisions that result in the creation of safe, healthy and prosperous 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 the natural topography of the site, integrated with existing or planned adjoining development and supportive of the circulation of public transport;
(iii) avoiding adverse impacts on economic or natural resource areas;
(iv) avoiding, as far as practicable, adverse impacts on native vegetation, watercourses, wetlands and other areas of environmental significance 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 supply and sewerage (where available), sealed roads, pedestrian and bicycle paths, open space and community facilities in urban areas.

9.3.4.3 Specific benchmarks for assessment

Table 9.3.4.3.1 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 is responsive to:- (a) the setting of the site within an urban or non-urban context; (b) the likely future use to be undertaken on the site; (c) any natural environmental values or hazards present on, or adjoining the site; (d) any places of cultural heritage significance or character areas present on, or adjoining the site; (e) any important landmarks, views, vistas or other areas of high scenic quality present on, or able to be viewed from the site; (f) any economic resources present on, adjoining or near the site; and (g) 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 submission of a local area structure plan for a site exceeding five hectares in area or a development involving the creation of 10 or more new lots to demonstrate compliance with Performance outcome PO1.
Lot layout and neighbourhood/estate design	
PO2 Development provides for a lot layout, land use and infrastructure configuration that:- (a) provides for an efficient land use pattern; (b) effectively connects and integrates the site with existing or planned development on adjoining sites; (c) provides for the efficient movement of pedestrians, cyclists, public transport and private motor vehicles; (d) creates legible and interconnected movement and open space networks; (e) provides defined edges to public open space and avoids direct interface between public open space or drainage reserves and freehold lots; (f) provides for the creation of a 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; (g) promotes a sense of community identity and belonging; (h) provides for a high level of amenity having regard to potential noise, dust, odour and lighting nuisance sources; (i) accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site's context and setting; (j) avoids the use of culs-de-sac; and (k) avoids the sporadic or out-of-sequence creation of lots.	**AO2** No acceptable outcome provided. Note—the Council may require submission of a local area structure plan for a site exceeding 5 hectares in area or a development involving the creation of 10 or more lots so as to demonstrate compliance with Performance outcome PO2.
PO3 In Woodgate Beach, development provides for the extension and continuation of residential access streets between First Avenue and Seventh Avenue, including but not limited to Palm	**AO3** No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Court, Jacaranda Court, Oleander Court and Banksia Court, consistent with the established cadastral and road alignment pattern in the area, and so as not to preclude or prejudice access to and development of adjacent and nearby properties.	
Size and dimensions of lots	
PO4 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 of the local area; (c) provide suitable building envelopes and safe pedestrian, bicycle and vehicular access without the need for major earthworks and retaining walls; (d) provide for the efficient use of land whilst including sufficient area for suitable and useable private open space; (e) where not located in a sewered area, provide for the safe and sustainable on-site treatment and disposal of effluent; (f) take account of and respond sensitively to site constraints; (g) in the case of land included in the Rural zone, maintain or enhance the productive use of rural land and minimise its further fragmentation; and (h) in the case of land in the Rural residential zone, maintain or enhance the low density amenity of the locality.	**AO4.1** Unless otherwise specified in this code, all reconfigured lots comply with the minimum lot size specified in **Table 9.3.4.3.2 (Minimum lot size and dimensions)**. **AO4.2** All reconfigured lots (except rear (hatchet) lots) have a minimum frontage and a maximum depth to frontage ratio that complies with **Table 9.3.4.3.2 (Minimum lot size and dimensions)**. **AO4.3** All reconfigured lots on land subject to a constraint or valuable feature, as identified on an overlay map or the SPP interactive mapping system, contain 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 feature or that appropriately responds to the constraint or valuable feature. **AO4.4** Except where for essential infrastructure and services, no additional lots are created on land included in the Limited development (constrained land) zone. **AO4.5** Lot boundaries are aligned to avoid traversing areas of environmental significance.
Small residential lots[11]	
PO5 Development may provide for small residential lots to be created where:- (a) they are within easy walking distance of an activity centre; (b) the development will be consistent with the preferred character for the zone in which the land is located; (c) the land is fit for purpose and not subject to significant topographic constraints; and (d) the lots have adequate dimensions and proportions to accommodate future housing construction.	**AO5.1** Despite acceptable outcome AO4.1 above, small residential lots may be created on land in one of the following zones:- (a) Medium density residential zone; (b) Emerging community zone; or (c) Low density residential zone, where the parent lot has a minimum area of 2,000m². **AO5.2** The land does not have a slope of greater than 10%. **AO5.3** Small residential lots have the following dimensions and proportions:- (a) a minimum frontage of 10m; and (b) a maximum depth to frontage ratio of 2.5:1.
PO6 Small residential lots are distributed across a development in a configuration that avoids an area being dominated by a particular lot type whilst providing for the development of a diverse range of housing products.	**AO6** No acceptable outcome provided.

[11] Note—for the purposes of this code, a small residential lot is a residential lot with an area less than 600m².

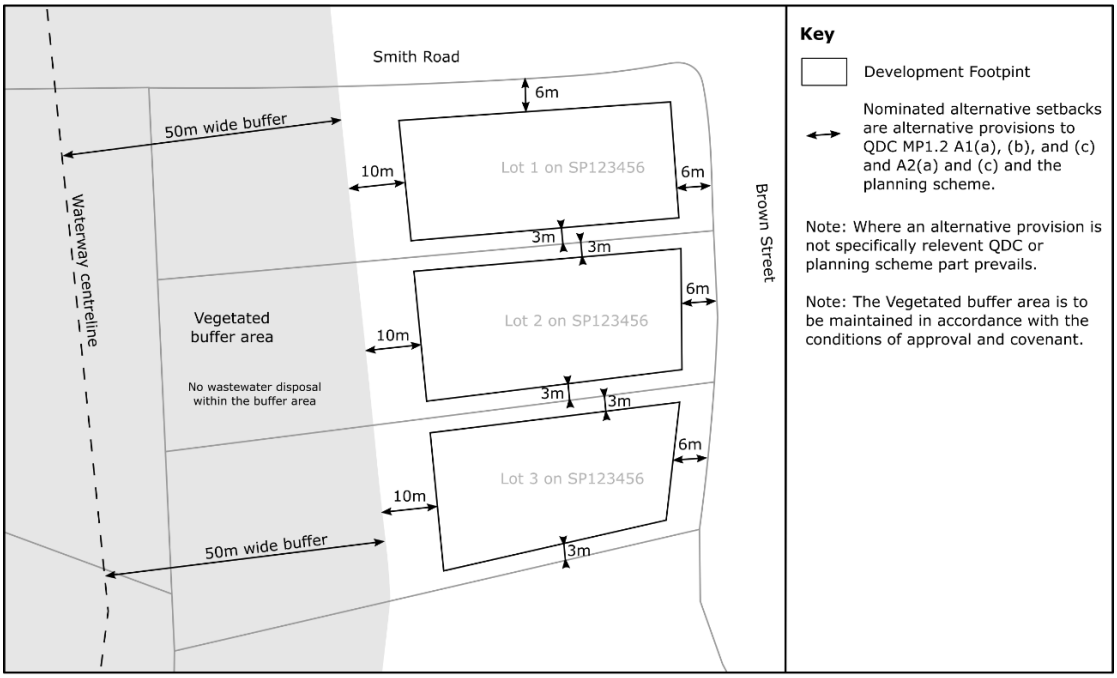
Performance outcomes	Acceptable outcomes
PO7 Small residential lots are developed in accordance with a local area structure plan/plan of development which demonstrates that:- (a) the majority of lots are provided with a north-south orientation to optimise opportunities for passive solar design; (b) the development is efficiently configured and provides laneway 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.	**AO7** No acceptable outcome provided.
Rear (hatchet) lots	
PO8 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.	**AO8** Rear lots are designed such that:- (a) the minimum area of the lot, exclusive of any access strip, complies with the minimum lot size specified in **Table 9.3.4.3.2 (Minimum lot size and dimensions)**; (b) the gradient of the access strip does not exceed 10%; (c) no more than four lots directly adjoin the rear lot, excluding lots that adjoin at one point; (d) no more than three lots gain access from the same access handle; (e) no more than 10% of lots within a subdivision are accessed from an access handle; (f) where two rear lots adjoin each other, a single common driveway and reciprocal access easements are provided; (g) no more than two rear lots and/or rear lot access strips directly adjoin each other (excluding lots that directly adjoin each other at a single point e.g. a corner); (h) rear lot access strips are located on only one side of a full frontage lot; and (i) rear lot access strips and driveways comply with the requirements of **Table 9.3.4.3.3 (Access strip requirements for rear lots)** and the standards specified in the **Planning scheme policy for development works**.
Irregular shaped lots	
PO9 Development provides for irregular shaped lots to be created only where:- (a) the creation of regular lots is impractical such as at a curve in the road; (b) safe access and visual exposure to and from the site can be provided while not adversely impacting on the functionality of the surrounding road network; and (c) the irregular lot is demonstrably suitable for its intended purpose.	**AO9** Irregular shaped lots are designed so that they:- (a) satisfy the requirements for maximum to depth to frontage ratio specified in **Table 9.3.4.3.2 (Minimum lot size and dimensions)**; and (b) comply with requirements of **Table 9.3.4.3.4 (Minimum width for irregular shaped lots)**.

Performance outcomes	Acceptable outcomes
Rearrangement of lot boundaries	
PO10 Development provides that the rearrangement of lot boundaries is an improvement to the existing situation.	**AO10** 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 9.3.4.3.2 (Minimum lot size and dimensions)**, and at least one of the following is achieved:- (a) the rearrangement of lots remedies an existing boundary encroachment by a building, 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; (e) the rearrangement of lots remedies a situation where an existing lot has multiple zonings; or (f) the rearrangement of lots provides for a material improvement in rural productivity.
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 lapsed.	**AO11** No acceptable outcome provided.
Buffers to sensitive land, 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** *In partial fulfilment only of Performance outcome PO12:-* Where located adjacent to rural land, separation areas comply with the *State Planning Policy Guideline: State Interest—Agriculture* and **Section 9.3.2 (Landscaping code)**.
PO13 Development provides for the separation of lots from electricity transmission line easements, major electricity infrastructure and substation sites.	**AO13.1** 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 **Table 9.3.4.3.2 (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. **AO13.2** 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

Performance outcomes	Acceptable outcomes
	burdened by electricity transmission line easements to be reduced to one.
Public parks and open space infrastructure	
PO14 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; (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, watercourses, wetlands and other areas of environmental significance and natural and cultural features; (g) is cost effective to maintain; and (h) is dedicated as public land in the early stages of the subdivision.	**AO14** No acceptable outcome provided. Editor's note—**Section 9.3.2 (Landscaping code)** includes requirements for the design and construction of landscape elements in public parks and open space infrastructure.
Development footprint plan	
PO15 Development uses development footprint plans to ensure the ongoing:- (a) separation of incompatible land uses; (b) protection of natural or heritage features; (c) avoidance of natural hazard areas; (d) implementation of alternative built environment outcomes for individual sites to suit a preferred character identified for the locality by a local plan or local area structure plan.	**AO15.1** Any reconfiguring a lot that involves an agricultural buffer, areas with natural or heritage features, areas of natural hazard, or creates a small lot is to be provided with a development footprint plan to ensure future development of the site is appropriately located. **AO15.2** Each development footprint plan is to state:- (a) the detail of each alternative setback or site cover outcome; and (b) whether the QDC or planning scheme is to apply where an alternative outcome has not been nominated. Note—development footprint plans are only required for small lot subdivisions where alternative setbacks or site cover outcomes are nominated to achieve alternative built environment outcomes. Note—**Figure 9.3.4A Example development footprint plan** demonstrates how a development footprint plan may detail nominated alternative outcomes.

Performance outcomes	Acceptable outcomes

Figure 9.3.4A Example development footprint plan



Bundaberg State Development Area	
PO16 Where located wholly or partly on land regulated by the Bundaberg State Development Area Development Scheme, development provides for a lot layout and configuration that:- (a) is consistent with a current approval given by the Coordinator-General under the Bundaberg State Development Area Development Scheme or the intent for land identified in the Bundaberg State Development Area Development Scheme; (b) maintains or enhances the productive use of rural land within the State Development Area and avoids its fragmentation until the land is required for infrastructure or industry purposes consistent with the Bundaberg State Development Area Development Scheme; and (c) maintains or enhances the productive use of rural land outside of the Bundaberg State Development Area, and avoids its fragmentation.	**AO16** No acceptable outcome provided.

Table 9.3.4.3.2 Minimum lot size and dimensions[12] [13] [14] [15]

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
Residential zones category			
Low density residential zone	600m² if in a sewered area	15	3:1
	1,500m² if not in a sewered area	20	3:1
Medium density residential zone	800m² if in a sewered area	15	3:1
	1,500m² if not in a sewered area	20	3:1
High density residential zone	1,000m²	20	3:1
Centre zones category			
Principal centre zone	400m²	Not specified	4:1
Major 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	Not specified	4:1
Industry zones category			
Industry zone	1,000m² if in a sewered area	20	4:1
	1,500m² if not in a sewered area	25	4:1
High impact industry zone	2,000m²	30	4:1
Recreation zones category			
Sport and recreation zone	Not specified	Not specified	Not specified
Open space zone	Not specified	Not specified	Not specified
Environmental zones category			
Environmental management and conservation zone	Not specified	Not specified	Not specified
Other zones category			
Community facilities zone	Not specified	Not specified	Not specified
Emerging community zone	10ha	100	4:1
Limited development zone	Not specified	Not specified	Not specified
Rural zone	100ha	200	4:1
Rural residential zone	2,000m² if located in Precinct RRZ1.	30	4:1
	4,000m² if located in Precinct RRZ2.	40	4:1
	4ha if located in Precinct RRZ3	60	4:1
	2ha otherwise.	60	4:1
Special purpose zone	4,000m²	40	4:1
Specialised centre zone	1,000m²	20	4:1

[12] Note—for land included in the Low density residential zone or Medium density residential zone, the minimum lot size and dimension requirements specified in **Table 9.3.4.3.2 (Minimum lot size and dimensions)** may be varied by a plan of development that complies with the assessment benchmarks for small lot housing.

[13] Note—for land included in the Emerging community zone, the minimum lot size and dimension requirements specified in Table **9.3.4.3.2 (Minimum lot size and dimensions)** may be varied by an approved local area structure plan/plan of development that provides for development of the land for urban purposes.

[14] Note—for land included in the Rural residential zone, the minimum lot size and dimension requirements specified in **Table 9.3.4.3.2 (Minimum lot size and dimensions)** may be varied by using the minimum lot size to calculate a lot yield so as to provide lots that vary in size and shape with boundaries that respond to site constraints such as vegetation, watercourses, wetlands, other areas of environmental significance and natural hazards. An alternative lot layout should not create lots that can be further subdivided (excluding balance lots) or lots of a size that are more likely to be located within a Low density residential zone. The alternative lot layout is required to satisfy Performance outcome PO4.

[15] Note—where **Table 9.3.4.3.2 (Minimum lot size and dimensions)** has not specified a minimum lot size or other dimension, development is required to satisfy Performance outcome PO4.

Table 9.3.4.3.3 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
Rural zone	10	10 (2x5)	4	100

Table 9.3.4.3.4 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
Principal centre zone Major centre zone District centre zone Local centre zone Neighbourhood centre zone Specialised centre zone	6	10
Industry zone	12	20
High impact industry zone	15	25
Rural zone Rural residential zone	12	20

9.3.5 Transport and parking code[16] [17]

9.3.5.1 Application

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

9.3.5.2 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) is provided in a manner which meets the needs of the development, whilst maintaining a safe and efficient road network, promoting active and public transport use and preserving the character and amenity of the Bundaberg Region.

(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;
(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 Bundaberg Region;
(v) provide for staging of Council's limited trunk road construction program to maximise sustainability; and
(vi) maintain the safety and efficiency of the road network;

(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 ongoing maintenance costs; and

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

9.3.5.3 Specific benchmarks for assessment

Table 9.3.5.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development

Performance outcomes	Acceptable outcomes
On-site parking and access	
PO1 Development ensures that the location, layout and design of vehicle access, on-site circulation systems 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, and minimises any adverse impacts on, the planned function, safety, capacity, efficiency and operation of the transport network; (c) provides sufficient on-site parking to meet the needs of, and anticipated demand generated by, the development;	**AO1.1** The location, design and provision of any site access, access driveways, internal circulation and manoeuvring areas, service areas and parking areas is in accordance with the standards specified in the **Planning scheme policy for development works**, including ensuring:- (a) the number and type of vehicles planned for the development can be accommodated on-site; (b) on-site vehicle parking and manoeuvring areas provide for vehicles to enter and leave the site in a forward motion; and (c) a progressive reduction in vehicle speed between the external transport corridor and

[16] Editor's note—the Council may require the preparation of a traffic impact assessment report to demonstrate compliance with certain outcomes of the **Transport and parking code**.
[17] Editor's note—the **Planning scheme policy for development works** provides guidance for satisfying certain outcomes of the Transport and parking code.

Performance outcomes	Acceptable outcomes
(d) limit potential conflict between service vehicles, other vehicles and pedestrians; and (e) minimises adverse impacts on the local streetscape character and amenity of the surrounding area.	internal parking spaces such that lower speeds occur near areas of high pedestrian activity. **AO1.2** For assessable development, the number of site access driveways is minimised (usually one), with access to the lowest order transport corridor to which the site has frontage, consistent with amenity impact constraints. **AO1.3** Development provides on-site parking spaces at the rate specified in **Table 9.3.5.3.3 (Minimum on-site parking requirements)**. Note—where the calculated number of spaces in not a whole number, the required number of parking spaces is the nearest whole number. Note—the minimum on-site parking rates specified in **Table 9.3.5.3.3** provide for the needs of all users of the development including employees, customers, students and visitors. **AO1.4** 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. **AO1.5** The layout and design of the development provides for the manoeuvring and parking of all vehicles associated with the use to be accommodated on the site. Driveways, internal circulation areas, manoeuvring areas and service areas (including loading and unloading areas and refuse collection facilities) are:- (a) designed and provided to accommodate the nominated design vehicles for each development type and other vehicles likely to be associated with the use; and (b) constructed in accordance with the standards specified in the **Planning scheme policy for development works**. **AO1.6** For assessable development in a centre zone or Specialised centre zone, development provides for inter-connectivity with the internal vehicle circulation, pedestrian movement, and car parking areas of adjacent development, to enable the sharing of access and merging of customer car parking where appropriate, and to reduce impacts on the external road network.

Table 9.3.5.3.2 Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Strategic transport network	
PO2 Development, particularly where involving high trip generating land uses or the creation of new	**AO2** No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
roads and other transport corridors, ensures provision of a transport network that:- (a) accords with the Strategic transport network as shown on **Strategic Framework Map SFM-003 (Transport and infrastructure elements)** and the **Local Government Infrastructure Plan**; (b) provides visible distinction of roads, with the design of streets and roads based on function, safety and efficiency; (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) facilitates and promotes the use of public and active transport, including access to cycle and pedestrian pathways; (f) facilitates a high standard of urban design which reflects a grid pattern (or modified 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; (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 surrounding environment; and (k) does not adversely impact on wildlife movement corridors.	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—the Council may require submission of a traffic impact assessment report prepared in accordance with the **Planning scheme policy for information that Council may require** to demonstrate compliance with Performance outcome PO1.
PO3 In Woodgate Beach, development provides for the extension and continuation of residential access streets between First Avenue and Seventh Avenue, including but not limited to Palm Court, Jacaranda Court, Oleander Court and Banksia Court, consistent with the established cadastral and road alignment pattern in the area, and so as not to preclude or prejudice access to and development of adjacent and nearby properties.	**AO3** No acceptable outcome provided.
Pedestrian and bicycle network and facilities	
PO4 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;	**AO4** 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.

Performance outcomes	Acceptable outcomes
(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.	
PO5 Appropriate on-site end of trip facilities are provided to encourage walking and cycling as an alternative to private car travel.	**AO5.1** Development for a business activity, community activity, sport and recreation activity, or for rooming accommodation, short-term accommodation, resort complex or air services 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 up to a maximum of 30,000m^2 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. **AO5.2** 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	
PO6 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.	**AO6.1** Development is designed and arranged to provide safe, convenient and functional linkages to existing and proposed public transport facilities. **AO6.2** 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 10,000m^2; (b) tourist attraction, having a total use area of greater than 10,000m^2; (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. **AO6.3** On-street public transport facilities are provided as part of the following development:-

Performance outcomes	Acceptable outcomes
	(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. **AO6.4** Where not otherwise specified above, on-street public transport facilities are provided where development is located on an existing or future public transport route. **AO6.5** Public transport facilities are located and designed in accordance with the standards specified in the **Planning scheme policy for development works.**
Amenity and environmental impacts of transport infrastructure	
PO7 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.	**AO7** No acceptable outcome provided.
Transport corridor widths, pavement, surfacing and verges	
PO8 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 (i) provision of street lighting systems, road signage and line marking.	**AO8** 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.**
Intersections and traffic controls	
PO9 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.	**AO9** Intersections and speed control devices are designed and constructed in accordance with the **Planning scheme policy for development works**.
Development staging	
PO10 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;	**AO10** No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
(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.	

Table 9.3.5.3.3 Minimum on-site parking requirements

Column 1 Land use	Column 2 Cars	Column 3 Service vehicles	Column 4 Bicycles
Residential activities			
Dwelling unit	1 space (covered) per dwelling	Not required	Not required
Nature based tourism	1 space per cabin/site	Not specified	Not required
Multiple dwelling	1 space (covered) per dwelling + 1 visitor space per 10 dwellings if in the Bundaberg CBD, otherwise 1 visitor space per 2 dwellings	1 SRV where more than 10 dwellings	1 space / 4 dwellings (minimum 4 spaces)
Relocatable home park	1 space (covered) per relocatable home site + 1 visitor space per 2 relocatable home sites + 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 per 4 beds/rooming units	1 MRV + Ambulance (if required)	1 space / 10 beds/rooming units (minimum 4 spaces), if required
Resort complex	Not specified	Not specified	Not specified
Retirement facility	1 space (covered) per dwelling + 1 visitor space per 4 dwellings + boat and trailer storage area	1 MRV + Ambulance	1 space / unit
Rooming accommodation	1 space (covered) per rooming unit + 1 visitor space per 10 rooming units	1 SRV	1 space / 10 rooming units (minimum 4 spaces)
Short-term accommodation	1 space (covered) per rooming unit + 1 visitor space per 10 rooming units	1 MRV	1 space / 10 rooming units (minimum 4 spaces)
Tourist park	1 space per caravan or cabin site + 1 visitor space per 10 sites + 1 manager space (covered) + boat and trailer storage area	1 LRV	1 space / 10 sites (minimum 4 spaces)
Business activities in the Bundaberg, Childers or Gin Gin CBDs as identified in Figure 9.3.5 (CBD Parking Areas)			
Food and drink outlet	1 space / 50m^2 GFA + separate queuing for 6 vehicles if a drive through facility is provided	1 SRV	1 space / 400m^2 GFA (minimum 4 spaces)

Column 1 Land use	Column 2 Cars	Column 3 Service vehicles	Column 4 Bicycles
Outdoor sales	1 space / 150m^2 total display area + 4 spaces per maintenance bay	1 AV	1 space 400m^2 total use area (minimum 4 spaces)
All other Business activities	1 space / 50m^2 GFA	1 SRV if less than 500m^2 GFA or 1 ARV and 1 LRV if 500m^2 to 1,999m^2 GFA or not specified if 2,000m^2 GFA or above	As per QDC MP 4.1, P13 (if applicable); otherwise 1 space / 200m^2 GFA (minimum 4 space)
Business activities other than where in the Bundaberg, Childers or Gin Gin CBDs as identified in Figure 9.3.5 (CBD Parking Areas)			
Adult store	1 space / 20m² GFA	1 SRV if less than 500m² GFA or 1 SRV and 1 LRV 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 + separate queuing for 6 vehicles if a drive through facility is provided	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 LRV 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 LRV if 500m² to 1,999m² GFA or not specified if 2,000m² GFA or above	1 space / 400m^2 GFA (minimum 4 spaces)
Market	1 space / 20m^2 total use area	1 SRV	1 space / 50m^2 total use area (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	As per QDC MP 4.1, P13 (if applicable); otherwise 1 space / 400m^2 GFA (minimum 4 spaces)
Outdoor sales	1 space / 150m² total display area + 4 spaces per maintenance bay	1 AV	1 space / 400m^2 total use area (minimum 4 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 LRV if 500m² to 1,999m² GFA or not	1 space / 200m^2 GFA (minimum 4 spaces)

Column 1 Land use	Column 2 Cars	Column 3 Service vehicles	Column 4 Bicycles
		specified if 2,000m² GFA or above	
Shopping centre	1 space / 20m² GFA	1 SRV if less than 500m² GFA or 1 SRV and 1 LRV if 500m² to 1,999m² GFA or not specified if 2,000m² GFA or above	As per QDC MP 4.1, P13 (if applicable); otherwise 1 space / 200m² GFA (minimum 4 spaces)
Showroom	1 space / 50m² GFA	1 AV	1 space / 400m² GFA (minimum 4 spaces)
Veterinary service	1 space / 25m² GFA	1 SRV	1 space / 400m² GFA (minimum 4 spaces)
Entertainment activities			
Club	Not specified	Not specified	1 space / 400m² GFA (minimum 4 spaces)
Function facility	1 space / 15m² GFA	1 SRV	1 space / 400m² GFA (minimum 4 spaces)
Hotel	1 space / 15m² of non-residential GFA + 1 space / rooming unit + separate queuing for 6 vehicles if a drive through bottle shop is provided	1 MRV	1 space / 400m² GFA (minimum 4 spaces)
Nightclub entertainment facility	1 space / 15m² GFA	1 SRV	Not specified
Theatre	Not specified	Not specified	1 space / 400m² GFA (minimum 4 spaces)
Tourist attraction	Not specified	Not specified	Not specified
Industry activities			
Bulk landscape supplies	1 space / 100m² total use area	1 LRV	Not required
Extractive industry	Not specified	Not specified	Not required
Service industry	1 space / 40m² GFA	1 MRV	1 space / 400m² GFA (minimum 4 spaces)
All other industrial activities	1 space / 50m² if less than 500m² GFA + 1 space / 100m² GFA for that part exceeding 500m² GFA	1 AV	1 space / 400m² GFA (minimum 4 spaces)
Community activities			
Cemetery	Not specified	Not specified	Not specified
Child care centre	1 space / employee + 1 customer space / 10 children + on-site passenger set down area	Not specified	1 space / 100m² GFA (minimum 4 spaces)
Community care centre	1 space / 20m² GFA	Not specified	1 space / 400m² GFA (minimum 4 spaces)
Community use	1 space / 20m² GFA	Not specified	1 space / 400m² GFA (minimum 4 spaces)
Crematorium	Not specified	Not specified	Not specified
Educational establishment	Not specified	Not specified	As per QDC MP 4.1, P13 (if applicable); otherwise 1 space / 100m² GFA (minimum 6 spaces)
Emergency services	Not specified	Not specified	1 space / 400m² GFA (minimum 4 spaces)

Column 1 Land use	Column 2 Cars	Column 3 Service vehicles	Column 4 Bicycles
Funeral parlour	1 space / 30m^2 GFA	1 SRV	Not specified
Health care service	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	As per QDC MP 4.1, P13 (if applicable); otherwise 1 space / 400m^2 GFA (minimum 4 spaces)
Place of worship	1 space / 30m² GFA	SRV	1 space / 400m^2 GFA (minimum 4 spaces)
Recreation activities			
All recreation activities	Not specified	Not specified	Not specified
Rural activities			
Rural industry	Not specified	AV	Not specified
Wholesale nursery	Not specified	AV	Not specified
Winery	Not specified	Not specified	Not required
All other rural activities	Not specified	Not specified	Not specified
Other activities			
All other activities	Not specified	Not specified	Not specified

GIN GIN CBD - 1:200



CHILDERS CBD - 1:150



BUNDABERG CBD - 1:200

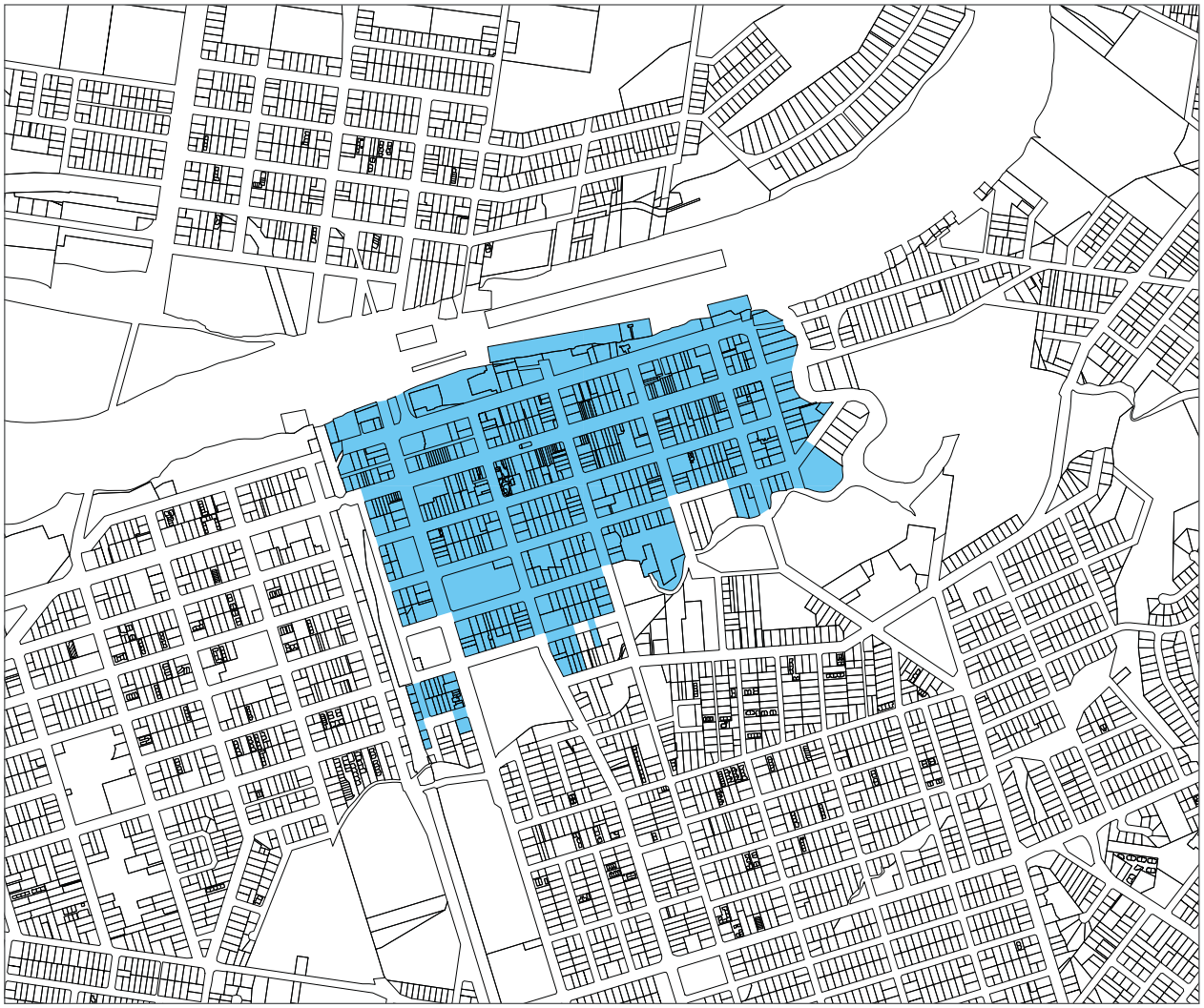


Figure 9.3.5
CBD Parking Areas

Version 5.0 effective 10 February 2020

BUNDABERG
REGIONAL COUNCIL

9.3.6 Vegetation management code

9.3.6.1 Application

This code applies to development identified as requiring assessment against the Vegetation management 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 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 Bundaberg Region.

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

(a) development provides for the protection of the Bundaberg Region's ecosystems, biodiversity and environmental values, natural physical processes, landscape character and amenity;

(b) development ensures that vegetation within areas of environmental significance is conserved;

(c) development provides appropriate environmental offsets where vegetation clearing cannot practicably be avoided; and

(d) 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.

9.3.6.3 Specific benchmarks for assessment

Table 9.3.6.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Vegetation protection	
PO1 Vegetation is protected to ensure that:- (a) ecological processes, biodiversity and the habitat values of native flora and fauna are protected and enhanced; (b) ecosystems are protected from weed invasion and edge effects; (c) the functioning and connectivity of biodiversity corridors and fauna movement networks is maintained; (d) the ecological health and integrity of riparian corridors, watercourses and wetlands are maintained; (e) soil resources are protected against the loss of chemical and physical fertility through processes such as erosion, mass movement, salinity and water logging; (f) vegetation of historical, cultural or visual significance is retained.	**AO1** Vegetation clearing, other than exempt vegetation clearing[18], does not occur. **OR** Otherwise, no acceptable outcome provided. Note—in assessing and deciding a development application for vegetation clearing the Council may consider such matters as:- (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;

[18] Editor's note—the term 'exempt vegetation clearing' is defined in **Schedule 1 (Definitions)**.

Performance outcomes	Acceptable outcomes
	(h) whether the vegetation is or is capable of forming or contributing to a visual buffer, agricultural buffer or a buffer against pollution, light spillage or noise; and (i) whether the vegetation contributes to visual amenity, landscape quality or cultural heritage significance.
Management of vegetation clearing works	
PO2 Vegetation clearing works are conducted in a manner that:- (a) protects natural landforms, including steep land, watercourses, gullies and wetlands; and (b) prevents soil degradation and controls erosion, slippage and sedimentation.	**AO2** No acceptable outcome provided. Editor's note—**Section 9.3.7 (Works, services and infrastructure code)** sets out requirements for sediment and erosion control.
PO3 Vegetation clearing works are conducted in a manner that:- (a) protects the aesthetic and environmental values of retained vegetation; and (b) minimises impacts on fauna.	**AO3.1** 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. **AO3.2** 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*. **AO3.3** 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.
PO4 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.	**AO4.1** No dust emissions extend beyond the boundaries of the site. **AO4.2** No other air emissions, including odours, are detectable at the boundary of the site. **AO4.3** Noise generating equipment is shielded or acoustically treated in a manner that ensures the equipment does not create environmental nuisance.
Vegetation disposal	
PO5 Vegetation cleared from a site is disposed of in a manner that:- (a) maximises reuse and/or recycling; (b) minimises impacts on public health and safety; and (c) minimises the spread of weed species and non-indigenous plants.	**AO5** Where vegetation is cleared, vegetation waste is appropriately disposed of (other than by burning) in the following order of preference:- (a) milling for commercial timber products, landscaping or firewood; (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.

9.3.7 Works, services and infrastructure code

9.3.7.1 Application

This code applies to development identified as requiring assessment against the Works, services and infrastructure 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 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 professional and sustainable manner.

(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 standard of water supply, 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;

(h) filling and excavation does not adversely or unreasonably impact on the natural environment, drainage conditions or adjacent properties;

(i) development has appropriate infrastructure and access for emergency services vehicles for the protection of people, property and the environment from fire and chemical incidents; and

(j) marina development facilitates the installation, maintenance and availability of reception facilities for ship-sourced pollutants to prevent marine pollution.

9.3.7.3 Specific benchmarks for assessment

Table 9.3.7.3.1 Requirements for operational work accepted subject to requirements

Performance outcomes	Acceptable outcomes
Infrastructure, services and utilities	
PO1 The design and construction of works ensures safe and convenient use by users of the site and the general public.	**AO1** All development works are designed and constructed in accordance with the **Planning scheme policy for development works**.
PO2 Development works and connections to infrastructure and services are undertaken in accordance with acceptable engineering standards.	**AO2.1** All development works are certified by a Registered Professional Engineer Queensland (RPEQ).

Performance outcomes	Acceptable outcomes
	AO2.2 All connections to infrastructure and services are in accordance with the requirements of the relevant infrastructure entity.

Table 9.3.7.3.2 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Infrastructure, services and utilities	
PO3 Development is provided with infrastructure, services and utilities that:- (a) are appropriate to its location and setting; (b) are commensurate with the needs of the development and its users; and (c) maintain acceptable public health and environmental standards.	**AO3.1** Subject to availability, development is provided with an appropriate connection to reticulated sewerage, water supply, 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. **AO3.2** Where not located in a sewered area, development is provided with an on-site effluent treatment and disposal system in accordance with the requirements of the *Plumbing and Drainage Act 2018.* **AO3.3** Where development is located in an area where reticulated water supply is not available, appropriate on-site rainwater collection and/or other means to service the anticipated water supply needs of the development is provided, including but not limited to potable water supply and fire fighting needs. **AO3.4** Where reticulated water supply is not available and the development involves persons working, visiting and temporarily staying on premises (i.e. not permanently residing on the site), potable water supply complies with the *Australian Drinking Water Guidelines* (NHMRC, 2011).
PO4 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 areas of environmental significance; (e) minimises risk of environmental harm; (f) achieves acceptable maintenance, renewal and adaptation costs; (g) can be easily and efficiently maintained; (h) ensures the ongoing construction or operation of the development is not disrupted; (i) where development is staged, each stage is fully serviced before a new stage is released; (j) ensures adequate clearance zones are maintained between utilities and dwellings to protect residential amenity and health; and (k) minimises adverse visual impacts, to the extent practicable.	**AO4.1** Infrastructure is planned, and appropriate contributions made, in accordance with the Local Government Infrastructure Plan or any other applicable infrastructure charging instrument. **AO4.2** Infrastructure is planned, designed and constructed in accordance with the Council's Local Government Infrastructure Plan, and the **Planning scheme policy for development works,** or where applicable, the requirements of the service provider. **AO4.3** Compatible public utility services are co-located in common trenching in order to minimise the land required and the costs for underground services. **AO4.4** Stormwater drainage, sewerage and sullage systems are designed so that overflows do not enter residences. **AO4.5** Infrastructure, services and utilities are located,

Performance outcomes	Acceptable outcomes
	designed and constructed to:- (a) avoid disturbance of areas of environmental significance; (b) minimise earthworks; and (c) avoid crossing watercourses or wetlands. **AO4.6** 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. **AO4.7** In urban areas, electrical and telecommunications reticulation infrastructure is provided underground.
Development over or near sewerage, water and stormwater drainage infrastructure	
PO5 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.	**AO5** Development near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the **Planning scheme policy for development works**. Editor's note—QDC MP1.4 applies to building work for a building or structure proposed to be carried out on a lot that contains, or is adjacent to a lot that contains, relevant infrastructure.
Excavation and filling	
PO6 Excavation and filling:- (a) does not cause environmental harm; (b) does not impact adversely on visual amenity; (c) does not impact adversely on adjoining properties; (d) maintains natural landforms as far as reasonably practicable; (e) is stable in both the short and long term; (f) does not prevent or create difficult access to the property; and (g) does not result in ponding, concentration or diversion of overland runoff flows that cause damage to adjacent lands or infrastructure.	**AO6.1** Development provides that:- (a) on sites of:- (i) 15% or more in slope, the extent of excavation (cut) and fill does not involve a total change of more than 1.5m relative to the natural ground level at any point; or (ii) in other areas, the extent of excavation (cut) and fill does not involve a total change of more than 1m relative to the natural ground level at any point; (b) 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; (c) retaining walls are no greater than 1m high; and (d) retaining walls are constructed a minimum 150mm from property boundaries. **AO6.2** Driveways are able to be constructed and maintained accordance with the requirements of the **Planning scheme policy for development works.** **AO6.3** For filling and excavation work altering overland runoff flows, no acceptable outcome is provided.
Fire services in developments accessed by common private title[19] [20]	
PO7 Hydrants are located in positions that will enable	**AO7.1** Residential streets and common access ways within

[19] Note—these outcomes apply where the development:
(a) is for a material change of use or reconfiguring a lot where part of the development or any dwelling is more than 90 metres from the nearest located fire hydrant; and
(b) for buildings not covered in other legislation or planning provisions mandating fire hydrants; and
(c) the proposed development will include streets and common access ways within a common private title in areas serviced by reticulated water.

[20] Editor's note—the term common private title covers areas such as access roads in community title developments or strata title unit access which are private and under group or body corporate control.

Performance outcomes	Acceptable outcomes
fire services to access water safely, effectively and efficiently.	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. **AO7.2** 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.
PO8 Road widths and construction within the development area adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	**AO8** Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.
PO9 Hydrants are suitably identified so that fire services can locate them at all hours.	**AO9** Hydrants are identified as specified in the DTMR Traffic and Road Use Management manual (TRUM) Volume 1: Guide to Traffic Management, Part 10. Editor's note—For further information on how to address the above benchmarks please see Queensland Fire and Emergency Service: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots.
Ship-sourced pollutants reception facilities in marinas with six or more berths	
PO10 Marina development provides facilities for the handling and disposal of ship-sourced pollutants.	**AO10.1** 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, Mariners and Boat Harbours in Australia and New Zealand. **AO10.2** 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 2018. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.

Table 9.3.7.3.3 Additional benchmarks for operational work only

Performance outcomes	Acceptable outcomes
Excavation and filling	
PO11 Filling or excavation is consistent with the intended use of the site and does not:- (a) result in any contamination of land or water; (b) pose a health or safety risk to users and neighbours of the site; and (c) directly, indirectly or cumulatively cause any flooding or drainage problems or worsen any existing problems.	**AO11.1** Development provides that:- (a) the extent of filling or excavation is in accordance with a current development approval for material change of use, reconfiguring a lot or building work; (b) 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 (c) any batter or retaining wall is structurally adequate. **AO11.2** Development provides that:- (a) no contaminated material is used as fill; (b) for excavation, no contaminated material is excavated or contaminant disturbed; and (c) waste materials are not used as fill, including:- (i) commercial waste; (ii) construction/demolition waste; (iii) domestic waste; (iv) garden/vegetation waste; and (v) industrial waste. **AO11.3** Filling and excavation material must be sourced from and disposed to lawfully approved sites.
PO12 Filling or excavation, including the associated transportation of materials:- (a) 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; and (b) minimises adverse impacts on the road system.	**AO12** Filling or excavation, and transportation of material, is undertaken in accordance with the requirements of the **Planning scheme policy for development works**.
Construction management	
PO13 Air emissions, noise or lighting arising from construction activities and works do not adversely impact on surrounding areas.	**AO13.1** Dust emissions do not extend beyond the boundary of the site. **AO13.2** Air emissions, including odours, are not detectable at the boundary of the site. **AO13.3** Noise generating equipment is enclosed, shielded or acoustically treated in a manner which ensures the equipment does not create environmental harm. **AO13.4** Outdoor lighting complies with *AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.*
PO14 Construction activities and works provide for:- (a) the protection of the aesthetic and environmental values of retained vegetation; and (b) impacts on fauna to be minimised.	**AO14.1** The health and stability of retained vegetation is maintained during construction activities by:- (a) clearly marking vegetation to be retained with temporary fencing and flagging tape;

Performance outcomes	Acceptable outcomes
	(b) installing secure barrier fencing around the outer drip line and critical root zone of the vegetation; (c) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area; (d) using low impact construction techniques in the vicinity of vegetation to minimise interference with the vegetation; and (e) removing all declared noxious weeds and environmental weeds from the site. **AO14.2** 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*. **AO14.3** Where construction activities will result in adverse impacts upon fauna and/or the clearing and/or removal of fauna habitat:- (a) all vacant hollows and nests are relocated or rendered unusable to prohibit fauna return during clearing works; and (b) all fauna is suitably relocated or humanely dealt with during the pre-clearing inspections or during clearing.
PO15 Construction activities and works, including disposal of cleared vegetation:- (a) minimises waste; (b) maximises reuse and/or recycling; (c) minimises impacts on public health and safety and on the amenity of the surrounding area; and (d) minimises the spread of weed species and non-indigenous plants.	**AO15** No acceptable outcome provided.
PO16 Construction activities and works (including traffic and parking generated by construction activities) are managed to ensure that:- (a) existing utilities and road and drainage infrastructure continue to function efficiently and can be accessed by the relevant authority for maintenance purposes; (b) Impacts on the transport network and on the amenity of the surrounding area are minimised; and (c) the environmental values of water and the functionality of stormwater infrastructure are protected from the impacts of erosion, turbidity and sedimentation.	**AO16.1** 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.** **AO16.2** The costs of any alterations or repairs to utilities and road and drainage infrastructure are met by the developer. **AO16.3** Traffic and parking generated by construction activities is managed in accordance with a Traffic and Parking Management Plan. **AO16.4** Development is located, designed and constructed in accordance with an Erosion and Sediment Control Plan prepared in accordance with the requirements specified in the **Planning scheme policy for development works**.