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Part 9 Development codes

9.1 Preliminary

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

(2) The following codes and requirements apply to development under Schedule 6 of the Regulation, which are relevant for the Planning Scheme.

(3) Use codes and other development codes are specific to each Planning Scheme area.

(4) The following are the use codes for the Planning Scheme:

- (a) Business activities code
- (b) Caretaker's accommodation code
- (c) Child care centre code
- (d) Dual occupancy code
- (e) Dwelling house code
- (f) Extractive industry code
- (g) Home based business code
- (h) Industry activities code
- (i) Market code
- (j) Relocatable home park and tourist park code
- (k) Renewable energy facilities code
- (l) Residential care and retirement facility code
- (m) Rural activities code
- (n) Rural tourism code
- (o) Sales office code
- (p) Service station code
- (q) Short-term accommodation and multi-unit uses code
- (r) Telecommunication facility code

(5) The following are the other development codes for the Planning Scheme:

- (a) Advertising devices code
- (b) Construction management code
- (c) Excavation and filling code

(d) Healthy waters code

(e) Infrastructure code

(f) Landscaping code

(g) Reconfiguring a lot code

(h) Transport and parking code

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

See Schedule 6 of the Planning Regulation 2017.

9.3 Use codes

9.3.1 Business activities code

9.3.1.1 Application

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

9.3.1.2 Purpose and overall outcomes

(1) The purpose of the Business activities code is to ensure that Business activities:

(a) are developed in a manner consistent with the Whitsunday regions hierarchy of centres; and

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

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

(a) a Business activity is of a type, scale and intensity that is consistent with and reinforces the Whitsunday regions hierarchy of centres;

(b) a Business activity incorporates building and landscape design that responds to the Region's tropical climate as well as the character of the particular local area;

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

(d) a Business activity avoids or mitigates adverse impacts upon the amenity, privacy or environmental quality of nearby Accommodation activities.

9.3.1.3 Assessment benchmarks

Table 9.3.1.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Relationship of buildings to streets and public spaces			
PO1	The Business activity is in a building that clearly defines frames or encloses the street and other useable public and semi-public open space.	**AO1.1**	The building is located close to the street frontage and other urban spaces for all or most of its length to create a continuous or mostly continuous edge.
		AO1.2	The building is sited and designed, such that: (a) the main pedestrian entrance to the building, or group of buildings, is located on the primary street frontage; (b) pedestrian access to the entrance of the building(s) or individual dwellings is easily discerned by

Performance Outcomes		Acceptable Outcomes	
			landscaping, lighting, signage or architectural elements from the primary street frontage; and (c) the building addresses the street and has its pedestrian entrances fronting the street.
		AO1.3	Car parking areas, service areas and driveways: (a) are located and configured so that they do not dominate the streetscape; and (b) are separate from the pedestrian access.
PO2	The Business activity provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	**AO2.1**	Any building provides adequate and appropriate shelter along or around the street in the form of an awning, colonnade, verandah or the like with a width: (a) that is 3m wide or to within 1m of any kerb, whichever is less; or (b) if awnings on adjoining premises are greater than 3m in width, awnings provided are consistent with the width and height of the adjoining awning, to within 1m of any kerb.
PO3	The Business activity is in a building which is designed to create vibrant and active streets and public spaces.	**AO3.1**	Development provides for a minimum of 65% of the building frontage to a public street or other public space to present with clear or relatively clear windows and glazed doors.
		AO3.2	The building incorporates activities that are likely to foster casual, social and business interaction for extended periods, such as shops, food and drink outlets and the like.
		AO3.3	Development minimises vehicular access across active street frontages.
Building mass and composition			
PO4	The Business activity is in a building that enhances the character and amenity of streets and neighbouring premises via a built form that: (a) is closely related to streets, public spaces and pedestrian routes;	**AO4.1**	Except where otherwise provided for in a zone or local plan code: (a) site cover of a building does not exceed: (i) 70% for that part of a building not exceeding 8.5m in height; and

Performance Outcomes		Acceptable Outcomes	
	(b) maintains some area free of buildings at ground level to facilitate pedestrian movement and other functions associated with the building; (c) ensures access to attractive views and prevailing cooling breezes; and (d) avoids excessively large building floor plates and building facades.		(ii) 50% for that part of a building exceeding 8.5m in height; (b) buildings are set back from street frontages: (i) not more than 3m for that part of a building not exceeding 8.5m in height; and (ii) at least 6m for that part of a building exceeding 8.5m in height; and (c) buildings are set back from other site boundaries: (i) 0m, if not exceeding 8.5m in height and adjoining an existing blank wall or vacant land on an adjoining site; (ii) at least 3m, if not exceeding 8.5m in height and adjoining an existing wall with openings on an adjoining site; and (iii) at least 6m for that part of a building exceeding 8.5m in height.
		AO4.2	Any projection above the podium level outside the boundaries of the building envelope is limited to balconies that do not project more than 1.5m into the setback.
		AO4.3	All storeys of a building above the third storey have a plan area that does not exceed 1,000m² in plan area with no horizontal dimension exceeding 45m.
Building features and articulation			
PO5	The Business activity is in a building, which: (a) provides visual interest through form and facade design; (b) provides outdoor or semi-enclosed public spaces that complement adjoining indoor spaces; and (c) responds to the character and amenity of neighbouring premises and the streetscape.	**AO5.1**	The building has articulated and textured façades that incorporate some or all of the following design features to create a high level of openness and visual interest and provide shading to walls and windows: (a) wide colonnades, verandahs, awnings, balconies and eaves; (b) recesses, screens and shutters; and/or (c) windows that are protected from excessive direct sunlight during warmer months.

Performance Outcomes		Acceptable Outcomes	
		AO5.2	Outdoor or semi-enclosed public spaces are sited to promote an attractive central core or entrance space, with plantings and seating arrangements that foster its function as a desirable meeting or resting point.
		AO5.3	The building is articulated and finished in ways that respond to significant built form elements of adjacent buildings and the streetscape, such as continuity of colonnades, verandahs, balconies, eaves, parapet lines and roof forms.
		AO5.4	The building incorporates vertical and horizontal articulation, such that no unbroken elevation is longer than 15m.
		AO5.5	The building has a top level and roof form that is shaped to: (a) provide a visually attractive skyline silhouette; and (b) screen mechanical plant and equipment from view.
PO6	Development utilises podiums, awnings, articulation, an attractive roofline and landscaping to improve visual interest, visual amenity and reduce building bulk when viewed from the street or adjoining pedestrian pathway.	**AO6.1**	A building, having a height of more than 8.5m, incorporates built form elements that help to differentiate between the podium and other building levels, including: (a) landscaping; (b) articulation; or (c) variations in building colour, material or trimmings.
		AO6.2	Podium areas may be utilised as a private balcony, semi-public space or communal space and must be free of built form with the exception of: (a) awnings or shade structures over the useable podium level space; and (b) balcony fencing that is at least 50% transparent. Editor's note - 'Communal' and 'semi-public space' is defined within Schedule 1.2 Administrative definitions.
Environmental management and amenity of residential premises			
PO7	The Business activity does not unreasonably impact upon the amenity or environmental quality of its environs and especially any nearby sensitive uses.	**AO7.1**	Undesirable visual, noise and odour impacts on public spaces and sensitive uses are avoided or reduced by: (a) where appropriate, limiting the hours of operation of the Business activity to maintain

Performance Outcomes		Acceptable Outcomes	
			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 that are not visible from the street; and (c) not locating site service facilities and areas along any frontage to a public street, sensitive uses or other urban space.
		AO7.2	Where the Business activity requires the use of acoustic attenuation measures to mitigate adverse impacts on nearby sensitive uses, such measures are designed and constructed to be compatible with surrounding development and the local streetscape.
		AO7.3	Glare conditions or excessive light spill onto adjacent sites and public spaces are avoided or minimised through measures, such as: (a) selection and location of light fixtures; (b) use of building design/architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and (c) alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential premises.
PO8	Untreated trade waste contaminated water must not enter stormwater drains. Note - Developments must comply with Council's Trade Waste Policy.	**AO8.1**	Backwash from commercial swimming pools, ornamental ponds and spas must be able to be connected to the reticulated sewer system and not to the environmental/stormwater network.
		AO8.2	Refuse disposal and recycling areas: (a) are provided on-site; (b) are imperviously sealed, bunded and roofed;

Performance Outcomes		Acceptable Outcomes	
			(c) contain a hose down area draining to the sewer network with appropriate pre-treatment; and (d) does not drain into the stormwater network.
		AO8.3	Wash down bays for vehicles and boats: (a) are on a hardstand area with a minimum 1:80 grade for wash water drainage; (b) are connected to the reticulated sewerage system; (c) prevent the intrusion of rainwater; and (d) pre-treatment equipment areas are within a roofed wash bay bund, or in a separate approved roofed and bunded area that drains to the pump chamber.
PO9	The Business activity maintains the reasonable privacy and amenity of Accommodation activities, such that the use of indoor and outdoor living areas by residents is not unreasonably diminished.	**AO9.1**	Where the development is adjacent to an existing or approved building containing Accommodation activities, 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 to not look into dwellings or rooming units; and (c) incorporating screening over building openings.
PO10	Where the Business activity is part of a mixed use development involving Accommodation activities in the same building, the development provides residents with reasonable levels of privacy and security.	**AO10.1**	Entry areas for the residents of, and visitors to, dwellings or rooming units are provided: (a) separately from entrances for other building users; and (b) for safe entry from streets, car parking areas and servicing areas.
		AO10.2	Clearly marked, safe and secure parking areas are provided for residents and visitors, which are separate from parking areas provided for other building users.
		AO10.3	Security measures are installed, such that other building users do not have access to areas that are intended for the exclusive use of residents of,

Performance Outcomes		Acceptable Outcomes	
			and visitors to, Accommodation activities.
		AO10.4	Buildings provide opportunities for casual surveillance of any adjoining street or other public space.
		AO10.5	All access points, footpaths, car parks, building entrances and foyers are illuminated.
		AO10.6	The Business activity achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the *Environmental Protection (Noise) Policy 2008*.
Requirements for a shop (corner store) in a residential zone			
PO11	Where the Business activity involves the establishment of a corner store in a residential zone, the corner store is: (a) appropriately located in the residential zone taking into account the size and configuration of the neighbourhood and the location of other existing or approved retail facilities; and (b) compatible with the scale and intensity of development in the neighbourhood.	**AO11.1**	The corner store is located on a site that is more than 400m radial distance from any: (a) existing shop; (b) site with a current approval for a shop; or (c) land included in a centre zone.
		AO11.2	The building in which the corner store is located does not exceed a gross floor area of 150m^2.
Requirements for a Business activity in an industry zone			
PO12	Buildings and structures associated with the Business activity are: (a) 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) designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby sensitive uses.	**AO12.1**	Buildings and structures are setback a minimum of: (a) 9m to the primary street frontage; (b) 3m to any secondary street frontage; and (c) 10m from any side or rear boundary where adjoining a sensitive land use or land in a residential zone or the Community facilities zone; or (d) 0.75m from any side or rear boundary, where not adjoining a sensitive land use, land in a residential zone or the Community facilities zone; or (e) where less than 0.75m to the boundary, maintenance free.
Requirements for a Business activity in the Tourist accommodation zone (excluding Hamilton Island Local Plan Area)			

Performance Outcomes		Acceptable Outcomes	
PO13	A Business activity in the Tourist accommodation zone is: (a) appropriately located, taking into account the size and configuration of the area and the location of other existing or approved Business activities; and (b) compatible with the scale and intensity of development in the neighbourhood.	**AO13.1**	The Food and drink outlet is located more than 400m radial distance from any: (a) existing Food and drink outlet; (b) site with a current approval for a Food and drink outlet; or (c) land included in a Centre zone.
		AO13.2	The Shop is located more than 400m radial distance from any: (a) existing shop; (b) site with a current approval for a shop; or (c) land included in a Centre zone.
		AO13.3	The Business activity does not exceed a gross floor area of 150m^2.

9.3.2 Caretaker's accommodation code

9.3.2.1 Application

This code applies to accepted and assessable development:

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

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

9.3.2.2 Purpose and overall outcomes

(1) The purpose of the Caretaker's accommodation code is to provide for the development of caretaker's accommodation use, which provides 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.

9.3.2.3 Assessment benchmarks

Table 9.3.2.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Use requirements			
PO1	The caretaker's accommodation is used for genuine caretaking or property management purposes.	**AO1.1**	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**	The caretaker's accommodation has a gross floor area not exceeding 70m².
		AO2.2	No more than one caretaker's accommodation is established on the site.
		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	**AO3.1**	Bedrooms and living rooms of the caretaker's accommodation face away from, and do not adjoin, noise generating

Performance Outcomes		Acceptable Outcomes	
	amenity for residents of the caretaker's accommodation.		activities conducted on the site or adjoining sites.
		AO3.2	Waste service areas are located at least: (a) 1m away from any adjacent side or rear property boundary; and (b) 3m from bedrooms, living rooms and private open space of the caretaker's accommodation.
PO4	The caretaker's accommodation is provided with adequate private open space that is useable and directly accessible from the caretaker's accommodation.	**AO4.1**	The caretaker's accommodation contains an area of private open space, which is directly accessible from a habitable room and: (a) if at ground level, has an area of not less than 16m², with no horizontal dimension of less than 4m; or (b) if a balcony, verandah or deck has an area of not less than 10m², 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.	**AO5.1**	The caretaker's accommodation does not exceed the building height for the zone in which it is located, as specified in the applicable zone code.
On-site car parking			
PO6	Sufficient on-site car parking is provided to satisfy the projected needs of the caretaker's accommodation and is appropriately designed to facilitate ease of use.	**AO6.1**	A minimum of 1 on-site parking space is provided for exclusive use by the occupants of the caretaker's accommodation.
		AO6.2	Development provides access driveways, internal circulation, manoeuvring areas and on site car parking areas in accordance with AS2890 (Parking facilities: Off-street car parking).

9.3.3 Child care centre code

9.3.3.1 Application

This code applies to assessable development:

(a) being a material change of use for a child care centre; and

(b) identified as requiring assessment against the Child care centre 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 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 viable child care centre network is established and maintained for the Whitsunday region;

(b) child care centres are conveniently located close to residential communities or major employment nodes;

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

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

9.3.3.3 Assessment benchmarks

Table 9.3.3.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and site suitability			
PO1	The child care centre is co-located with other compatible Community activities or Business activities to maximise accessibility.	**AO1.1**	The child care centre is located: (a) within 400m of, or is integrated with, another compatible Community activity; (b) on a conveniently accessible site at the entrance to a residential neighbourhood; or (c) in an activity centre or other employment area.
PO2	The child care centre is located on a road, which is accessible and safe but not predominately used by local residential traffic.	**AO2.1**	The child care centre is located on a site with access and frontage to a collector street.
PO3	The child care centre is located and designed to ensure that children and staff are not exposed to unacceptable levels of noise, unhealthy air emissions contaminants or other unacceptable risks, such	**AO3.1**	The child care centre is located on a site where: (a) soils are not contaminated by pollutants, which represent a health or safety risk to children and staff;

Performance Outcomes		Acceptable Outcomes	
	as gas, sewerage tanks, medium and high industry, and other nuisances.		(b) maximum concentrations of air pollutants are less than those recommended by the National Health and Medical Research Council; and (c) noise levels from external sources, measured at the maximum L10 [1 hour], are less than: (i) 35dB(A) within buildings; and (ii) 55dB(A) when measured at the centre of any outdoor play area.
PO4	The child care centre is located on a site that is capable of accommodating a well-designed, safe and integrated facility.	**AO4.1**	The child care centre is located on a site having: (a) a slope of not more than 10%; and (b) a regular shape.
Protection of residential amenity			
PO5	The child care centre is sited and designed to complement the local streetscape and reflect the character of the locality, while maintaining residential amenity and mitigating adverse impacts, such as noise and light nuisance.	**AO5.1**	All buildings, structures and outdoor play areas are setback at least 3m from all site boundaries adjoining an Accommodation activity or land, included in a residential zone.
		AO5.2	A 2m high acoustic screen fence is erected along the full length of all site boundaries adjoining an Accommodation activity or land included in a residential zone.
Services and utilities			
PO6	An appropriate level of water and sewerage infrastructure is provided to the child care centre to: (a) allow for the efficient functioning of the facility; and (b) maintain acceptable public health and environmental standards.	**AO6.1**	(a) The childcare centre is connected to the reticulated water supply and sewerage network; or (b) Where a reticulated water supply and sewerage network is not available: (i) satisfactory alternative means of potable water supply is provided; and (ii) an adequate standard of on site effluent treatment and disposal is provided.
Parking and access			
PO7	A safe set-down and pick-up area is provided, with all on site parking and vehicle manoeuvring areas located and designed to minimise conflicts	**AO7.1**	Set down and pick up areas: (a) provide an appropriate number of bays, with a drive through lane located at the front of the site; (b) provide good visibility; and

Performance Outcomes		Acceptable Outcomes	
	between private motor vehicles and pedestrians.		(c) are adequately covered to provide protection from weather elements.
		AO7.2	Convenient, safe and clearly visible pedestrian access is available within and to the site, which does not cross access driveways.

9.3.4 Dual occupancy code

9.3.4.1 Application

This code applies to accepted and assessable development:

(a) being for building work for a dual occupancy; and

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

9.3.4.2 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.

9.3.4.3 Assessment benchmarks

Table 9.3.4.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Site suitability			
PO1	The dual occupancy is located close to local services and public transport and has sufficient area to accommodate the dual occupancy and associated access, parking, landscaping and setback requirements.	**AO1.1**	A dual occupancy is located on a lot in the Low-medium density residential zone, Mixed use zone or a Centre zone.
		AO1.2	A dual occupancy is located on a lot having a minimum area of 800m².
Siting, design and layout			
PO2	A Dual occupancy facilitates residential amenity in line with the surrounding neighbourhood and residential character, through the siting, layout, landscaping and design of a development that is responsive to the size of the premises, including:	**AO2.1**	Car parking spaces may be in tandem, provided one space is behind the road setback.
		AO2.2	Garage openings facing the street do not exceed 6m or 50% of the street frontage, whichever is the lesser.
		AO2.3	Where fencing is not provided, street frontages are adequately landscaped, including shade trees, to visually define the

Performance Outcomes		Acceptable Outcomes	
	(a) adequate building setbacks from the front, side and rear boundary; (b) natural light and ventilation through the building; (c) site cover; (d) building height; (e) privacy and overlooking; (f) building maintenance setbacks; (g) sight lines on corner blocks; (h) private open space; and (i) on-site car parking.		boundary between private and public land.
		AO2.4	Development involving pier and pole construction includes Queenslander architectural design elements to reduce visibility of the underside of the building and minimise building bulk from the Street, including decorative features that cast shadows, such as timber battens or lattice screens and: (a) landscaping; or (b) verandahs or stairs fronting the street.
Domestic outbuildings			
PO3	Domestic outbuildings associated with a Dual occupancy are of a scale, location and built form that: (a) contributes positively to the streetscape; (b) have a design and built form that complements the residential character of the area; (c) ensures adequate provision of area for all residential buildings and associated ancillary uses onsite; and (d) avoids negative impacts on the streetscape or adjoining properties.	**AO3.1**	Domestic outbuildings within a Residential zone or Mixed-use zone are of a scale and size that adheres to the surrounding residential character, including: (a) maximum combined floor area equivalent to 9% of the site area, or 72m², whichever is the least; (b) a maximum length of 12m in one plane; and (c) a maximum length-to-width ratio of 2:1. Editor's note – Domestic outbuildings are defined as non-habitable sheds or car ports. 'Liveable sheds' are defined as a Dwelling house. Residential zones are defined by Table 1.2.1 of the Planning Scheme.
		AO3.2	The size and location of domestic outbuildings within a Residential zone or Mixed use zone does not compromise the on-going residential use of the site, ensuring: (a) where no dwelling house is on-site, adequate unencumbered area is provided for a dwelling house; (b) where reticulated water is not available, adequate unencumbered area is provided for water storage; and (c) where reticulated sewerage is not available, adequate

Performance Outcomes		Acceptable Outcomes	
			unencumbered area is provided for effluent areas. Note - This may be demonstrated by providing a site plan showing that the size and location of the domestic outbuilding allows sufficient area for a future dwelling, water storage and effluent areas, while meeting all relevant setback requirements.
Services and utilities			
PO4	Development ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible.	**AO4.1**	Development provides access driveways, internal circulation, manoeuvring areas and parking areas in accordance AS2890 (Parking facilities: Off street car parking).
PO5	The dual occupancy is provided with, and connected to, essential infrastructure and services.	**AO5.1**	A dual occupancy is: (a) connected to reticulated water supply, sewerage and stormwater drainage infrastructure networks in accordance with PSP SC6.8 (WRC Development manual); and (b) is connected to the electricity network.
PO6	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.	**AO6.1**	Waste storage areas are provided as: (a) separate areas for each dwelling to accommodate the permanent storage of waste and recyclable items in standard waste containers; or (b) shared areas over which each dwelling has control via access rights or ownership is provided to accommodate the permanent storage of waste and recyclable items in standard waste containers.
		AO6.2	Waste storage areas are screened from public view.

9.3.5 Dwelling house code

9.3.5.1 Application

This code applies to accepted and assessable development:

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

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

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

9.3.5.2 Purpose and overall outcomes

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

(2) The purpose of the Dwelling house 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) a dwelling house is sited and designed to protect the amenity, privacy and access to sunlight of adjoining residential premises;

(c) a dwelling house provides a high level of amenity and safety for residents of the dwelling house;

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

(e) outbuildings are of an appropriate scale and intensity and are compatible with surrounding development;

(f) secondary dwellings are small in scale and ancillary to the principal use for a dwelling house; and

(g) a dwelling house is not at an unacceptable risk from natural hazards.

9.3.5.3 Assessment benchmarks

Editor's note – an approved plan of development for a variation approval overriding the Planning Scheme or reconfiguring a lot may vary or specify alternative assessment benchmarks for a dwelling house. In such cases, compliance with these alternative assessment benchmarks will be deemed to represent compliance with the comparable provisions of the Dwelling house code.

Table 9.3.5.3.1 Benchmarks for acceptable and assessable development

Performance Outcomes		Acceptable Outcomes	
Building design			
PO1	A Dwelling house is of a scale, location and built form that: (a) contributes positively to the streetscape;	**AO1.1**	Dwelling houses, excluding domestic outbuildings, promote the local residential character, through variations in building façade and roof form, including:

Performance Outcomes		Acceptable Outcomes	
	(b) has a design and built form that complements the residential character of the area; (c) ensure adequate provision of area for all residential buildings and associated ancillary uses onsite; and (d) avoids negative impacts on the streetscape or adjoining properties.		(a) roof pitch of at least 5 degrees; and (b) front façade treatments that differentiate between upper and lower levels. Editor's note – Domestic outbuildings are defined as non-habitable sheds or car ports. 'Liveable sheds' are defined as a Dwelling house.
		AO1.2	Domestic outbuildings within a Mixed-use zone are of a scale and size that adheres to the surrounding residential character, including: (a) maximum combined floor area equivalent to 9% of the site area or 72m², whichever is the least; (b) a maximum length of 12m in one plane; and (c) a maximum length-to-width ratio of 2:1. Editor's note – Domestic outbuildings are defined as non-habitable sheds or car ports. 'Liveable sheds' are defined as a Dwelling house. Residential zones are defined by Table 1.2.1 of the Planning Scheme.
		AO1.3	The size and location of domestic outbuildings within a Mixed use zone does not compromise the on-going residential use of the site, ensuring: (a) where no dwelling house is on-site, adequate unencumbered area is provided for a dwelling house; (b) where reticulated water is not available, adequate unencumbered area is provided for water storage; and (c) where reticulated sewerage is not available, adequate unencumbered area is provided for effluent areas. Note - This may be demonstrated by providing a site plan showing that the size and location of the domestic outbuilding allows sufficient area for a future dwelling, water storage and effluent areas, while meeting all relevant setback requirements.

Performance Outcomes		Acceptable Outcomes	
		AO1.4	Development involving pier and pole construction includes design elements to reduce visibility of the underside of the building and minimise building bulk from the Street, such as: (a) timber battens; (b) lattice screens; (c) landscaping; (d) verandahs; and (e) stairs.
Services and utilities			
PO2	The dwelling house is provided with and connected to essential infrastructure and services.	**AO2.1**	A dwelling house in the PIA is: (a) connected to reticulated water supply, sewerage and stormwater drainage infrastructure networks in accordance with PSP SC6.8 (WRC Development manual); and (b) is connected to the electricity network.
		AO2.2	The dwelling house, where in a Rural or Rural residential zone, is connected to the electricity network and is connected to a: (a) reticulated water supply; or potable water supply and water storage collection system having: (i) a minimum storage capacity of 70,000 litres; and (ii) a first flush system; (b) reticulated sewerage system or an alternative on site effluent and wastewater treatment system consistent with the *Queensland Plumbing and Wastewater Code*.
PO3	Development ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible.	**AO3.1**	Development provides access driveways, internal circulation and manoeuvring areas and parking areas in accordance AS2890 (Parking facilities: Off street car parking).
Secondary dwellings			
PO4	A secondary dwelling is subordinate in bulk and scale to maintain the appearance of a dwelling house with ancillary buildings when viewed from the street.	**AO4.1**	Only one secondary dwelling is established in association with a dwelling house.
		AO4.2	A secondary dwelling has a maximum GFA of 70m² and a TUA of 100m², excluding car parking areas.
		AO4.3	A minimum of one on site car parking space is provided to service the secondary dwelling.

9.3.6 Extractive industry code

9.3.6.1 Application

This code applies to assessable development:

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

(d) identified as requiring assessment against the Extractive industry code by the tables of assessment in Part 5 (Tables of assessment).

Editor's note – The Extractive resource area overlay map also show mining lease areas located within the Planning Scheme area. Mining lease areas are shown for information purposes only with mining operations in these areas regulated under the *Mineral Resources Act 1989.*

9.3.6.2 Purpose and overall outcomes

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

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

(a) extraction of resources occurs in a sustainable manner;

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

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

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

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

9.3.6.3 Assessment benchmarks

Table 9.3.6.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Site planning			
PO1	The extractive industry is designed and established having regard to the availability of other appropriate infrastructure, characteristics of the natural environment and the proximity of sensitive land uses, to provide: (a) adequate separation distance to protect the surrounding area from significant noise, dust, vibration and visual impacts of operations;	**AO1.1**	The extractive industry is undertaken in accordance with an approved environmental management plan, which addresses environmental and social impacts of operations.

Performance Outcomes		Acceptable Outcomes	
	(b) suitable vehicle access and haulage routes; (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.		
PO2	The extractive industry maintains suitable and sustainable landscaping on the extractions site.	**AO2.1**	The volumes of anticipated extraction are planned and staged, allowing for appropriate landscape form.
Vehicle access and manoeuvring			
PO3	Vehicle access to, from and within the extractive industry site is provided to: (a) be adequate for the type and volume of traffic to be generated; (b) not create or worsen any traffic hazard; (c) not have adverse effects on the amenity of the locality; and (d) ensure disturbance to surrounding land uses is minor and that impacts from emissions are minimised.	**AO3.1**	The proposed transport route to and from the site is along sealed roads and does not require heavy vehicles to traverse residential or rural residential streets.
		AO3.2	All driveways are sealed, with internal manoeuvring and car parking areas suitably surfaced.
		AO3.3	Site ingresses and egresses are located to provide: (a) a minimum sight distance in all directions of 200m; (b) a maximum gradient of 1:10 (10%) on all roads, including haul roads, within 100m of such ingress or egress; (c) a minimum ingress/egress width of 12m; and (d) a minimum separation to any road intersection or property access of 50m.
		AO3.4	Acceleration and deceleration lanes, in accordance with Austroads guidelines, are provided to site ingress and egress points.
		AO3.5	Rubble pad, wheel wash or other suitable method installed at heavy vehicle egresses to prevent material being carried onto roadway during bulk haulage.

Performance Outcomes		Acceptable Outcomes	
		AO3.6	Vehicle access is provided in accordance with the standards specified PSP SC6.8 (WRC development manual).
Separation distances			
PO4	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 sensitive uses, such that the extractive industry achieves an acceptable standard of visual amenity and control of noise, light, dust and vibration impacts.	**AO4.1**	Extractive industry involving blasting or crushing is not carried out within 1km of any sensitive use.
		AO4.2	Extractive industry not involving blasting or crushing is not carried out within 100m of any sensitive use.
		AO4.3	A mounded vegetated buffer strip having a minimum width of 10m is provided to all boundaries of the site.
Site drainage			
PO5	The extractive industry provides on site drainage that is designed, constructed and maintained to: (a) prevent ponding in excavated areas; (b) avoid erosion; (c) prevent pollution of groundwater and surface water; (d) protect downstream water quality; and (e) provide opportunities to recycle water for reuse in processing, washing and/or screening materials, dust suppression and on product stockpiles, overburden stockpiles, revegetation or rehabilitation areas and wheel wash facilities.	**AO5.1**	Banks and channels are constructed to divert stormwater run-off away from excavated areas.
		AO5.2	Sediment basins are provided to detain stormwater run-off from disturbed areas, such that there is no off-site discharge likely to cause environmental harm.
		AO5.3	Bunding, treatment and disposal of industrial wastes are carried out, such that no environmental harm is caused.
		AO5.4	Lining or other suitable treatment of erosion-prone areas is established and maintained at discharge points.
Management of blasting and other operations			
PO6	The extractive industry provides for blasting, crushing, screening and loading to be carried out safely and in accordance with best practice management standards, so that disturbance to surrounding land uses is minor and impacts from emissions are minimised.	**AO6.1**	Blasting and other operations are confined to the periods identified in Table 9.3.6.3.2 (Extractive industry operations periods).
		AO6.2	Public signage to warn of operations and safety hazards is provided to all boundaries of the site.
		AO6.3	Blasting and other operations are undertaken in a manner which complies with best practice approaches to vibration avoidance and management, such as those identified in AS2670.2 (Evaluation of human exposure to whole of body vibration - Continuous and

Performance Outcomes		Acceptable Outcomes	
			shock induced vibration in buildings (1-80Hz)).
		AO6.4	Blasting operations are designed and planned to minimise risk of dust and fume emissions.
Safety fencing			
PO7	Entry to extractive industry operational areas is restricted to authorised personnel and authorised vehicles.	**AO7.1**	A 2m high fence is erected and maintained around all extractive industry operations and associated infrastructure.
Site rehabilitation			
PO8	Rehabilitation of the extractive industry site restores the environmental and economic values of the land and provides: (a) progressive/staged rehabilitation works; (b) appropriate clean-up works, particularly areas of possible soil contamination; (c) agreed landform and soil profiles; (d) suitable revegetation; and (e) establishment phase requirements.	**AO8.1**	The extractive industry provides for all rehabilitation works to be undertaken in accordance with an approved expected final landform design and site rehabilitation plan. Editor's note—the Council may require rehabilitation works to be bonded to ensure the affective return of disturbed areas to acceptable land use suitability.

Table 9.3.6.3.2 Extractive industry operation periods

Extractive industry activity	Hours of operation
Blasting operation	9am to 5pm Monday to Friday
	No operations Saturday, Sunday or public holidays
Other operations	6am to 6pm, Monday to Friday
	7am to 1pm Saturday
	No operations Sunday or public holidays

9.3.7 Home based business code

9.3.7.1 Application

This code applies to accepted and assessable development:

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

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

9.3.7.2 Purpose and overall outcomes

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

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

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

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

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

9.3.7.3 Assessment benchmarks

Table 9.3.7.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Operation of working from home activity			
PO1	The home based business is conducted as a genuine working from home activity.	**AO1.1**	The home based business, including a bed and breakfast, is conducted within a dwelling house, dual occupancy or multiple dwelling.
Scale of use and protection of amenity			
PO2	The home based business is limited in size and scale so that: (a) the amenity of the existing neighbourhood is protected; and (b) the home based business remains ancillary to the Accommodation activity of the premises.	**AO2.1**	For a home based business, other than a bed and breakfast, conducted in association with a dwelling house or dual occupancy: (a) the total area, both in and outside of the dwelling, used for the home based business does not exceed: (i) 40m² where the dwelling is located on a lot not more than 2,000m² in area; or (ii) 80m² where the dwelling is located on a lot more than 2,000m² in area;

Performance Outcomes		Acceptable Outcomes	
			(b) no more than 2 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day; and (c) the home based business does not involve more than: (i) 2 persons, including residents of the dwelling; or (ii) where the site is in the Rural zone, 4 persons, including residents of the dwelling.
		AO2.2	For a home based business conducted within a multiple dwelling: (a) the total GFA used for the home based business does not exceed: (i) 20m²; or (ii) 10% of the area of any floor level on which the home based business is located; (b) the home based business does not involve outdoor use areas; (c) no more than 2 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day; and (d) the home based business involves only the persons who are residents of the dwelling.
		AO2.3	For a home based business operating as a bed and breakfast: (a) the use is conducted from a dwelling house; (b) at least one bedroom within the dwelling house is excluded from use by guests; and (c) the maximum number of bedrooms used to accommodate guests is 3 and the maximum number of guests accommodated at any one time is 6.
		AO2.4	Not more than one home based business is conducted on the premises.
PO3	The home based business does not involve any materials, equipment or processes that	**AO3.1**	The home based business does not produce any dust emissions.

Performance Outcomes		Acceptable Outcomes	
	cause nuisance or detrimentally impact on residential amenity.	**AO3.2**	The home based business does not produce any offensive odour emissions beyond the site boundaries.
		AO3.3	The home based business does not produce noise, which exceeds the background noise level plus 5 dB(A) from8.00am to 6.00pm, measured as an adjusted sound level.
		AO3.4	Glare conditions or excessive light spill into dwellings, adjacent sites and public spaces is avoided or minimised through measures, such as: (a) the use of building design and architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and (b) the alignment of driveways and servicing areas to minimise vehicle headlight impacts on residential accommodation and private open space.
		AO3.5	Loading or unloading of goods is not undertaken by a vehicle larger than a SRV.
		AO3.6	A maximum of 1 commercial vehicle, not including a HRV or AV, associated with the home based business is parked/garaged on the premises.
		AO3.7	Not more than 2 customer vehicles are associated with the home based business at any one time.
		AO3.8	In addition to the parking required for a dwelling house or dual occupancy, the following onsite parking is provided, where applicable: (a) 1 space for customer parking; plus (b) 1 space per non-resident employee; plus (c) 1 space per guest room, where a Bed and breakfast. Note – Any required on site parking spaces may be provided in tandem to the residential parking spaces.
		AO3.9	No vehicle is fuelled, serviced or repaired on the premises.

Performance Outcomes		Acceptable Outcomes	
		AO3.10	Materials or equipment used, or goods manufactured, serviced or repaired, are stored within a building on the premises.
		AO3.11	Trade person's storage and activities are located at the rear of the dwelling and any vehicle, or stored equipment or materials, is screened from view from all public places and adjoining residential premise.
		AO3.12	Refuse and waste storage and service areas associated with the home based business are suitably screened from the street.
		AO3.13	Quantities of chemicals, gases or other hazardous materials do not exceed the limits normally associated with a residential activity.
		AO3.14	The home based business does not involve any activity defined as an environmentally relevant activity in the *Environmental Protection Regulation 2008*.
PO4	The hours of operation of the home based business do not cause a nuisance or detrimentally impact on residential amenity.	**AO4.1**	Where goods are offered for sale from the premises, there is no public display of such goods.
Signage			
PO5	Signage associated with the home based business is small, unobtrusive and appropriate to its location and setting.	**AO5.1**	Not more than 1 advertising device is erected on the premises and the sign: (a) includes only the name of the occupier, the business conducted on the premises and associated contact/address details; (b) has a maximum sign face area of 0.3m²; (c) is attached to a fence or wall; and (d) is not illuminated or in motion.
Services and utilities			
PO6	The home based business does not detrimentally impact on the capacity of infrastructure services.	**AO6.1**	No greater load is imposed on any public utility than would reasonably be expected from that normally associated with a residential activity.
Storage of chemicals			
PO7	The risk to occupiers, employees and neighbouring residents from the storage of chemicals and hazardous substances is minimised.	**AO7.1**	Storage of flammable and combustible liquids complies with the minor storage provisions of AS1940 (The storage and handling of

Performance Outcomes		Acceptable Outcomes	
			flammable and combustible liquids).
Additional requirements for bed and breakfast accommodation			
Temporary accommodation			
PO8	Bed and breakfast accommodation is provided for short-term stay only.	**AO8.1**	Guests stay no more than 14 consecutive nights.
Guest facilities			
PO9	An acceptable standard of facilities is provided for guests of the bed and breakfast.	**AO9.1**	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.
		AO9.2	A separate bathroom and toilet facility is provided within the dwelling house for the exclusive use of guests.

9.3.8 Industry activities code

9.3.8.1 Application

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

9.3.8.2 Purpose and overall outcomes

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

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

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

(b) an Industry activity 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 activity does not cause environmental harm or nuisance, including the contamination of land or water;

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

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

9.3.8.3 Assessment benchmarks

Table 9.3.8.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Built form, streetscape character and protection of amenity			
PO1	Buildings and structures associated with the industrial activity are: (a) 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) designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby sensitive land uses.	**AO1.1**	The site cover of all buildings and structures on the site does not exceed 75%.
		AO1.2	Buildings and structures are setback a minimum of: (a) 9m to the primary street frontage; (b) 3m to any secondary street frontage; and (c) 10m from any side or rear boundary, where adjoining a sensitive land use, land in a residential zone or the Community facilities zone; or (d) 0.75m from any the side or rear boundary, where not

Performance Outcomes		Acceptable Outcomes	
			adjoining a sensitive use, land in a residential zone or the Community facilities zone; or (e) where less than 0.75m to the boundary, maintenance free.
		AO1.3	Where the site has a common boundary with a sensitive land use, land in a residential zone or the Community facilities zone: (a) no openings occur in walls facing a common boundary; (b) acoustic screening is provided to all areas where work could be conducted outside of the building, including waste storage and refuse areas, so that off-site noise emissions are avoided or do not cause a nuisance; and (c) noise emitting services, such as air conditioning equipment, pumps and ventilation fans, are located as far away as possible from residential areas.
		AO1.4	The main entry to any building is easily identifiable and directly accessible from the street or the primary street frontage, if the site has more than one street frontage.
		AO1.5	Where adjoining a sensitive land use, land included in a residential zone or the Community facilities zone, a minimum 2m high solid screen fence is provided for the full length of the common boundary.
PO2	The industrial activity is attractive when viewed from a major road.	**AO2.1**	Where the industrial activity has frontage to, or overlooks, a major road: (a) building design incorporates variations in parapet design, roofing heights and treatments; and (b) any security fencing is set within or located behind the landscaping strip rather than adjacent to the major road.
Services and utilities			
PO3	The industrial activity is provided with:	**AO3.1**	The industrial activity is connected to the reticulated

Performance Outcomes		Acceptable Outcomes	
	(a) a safe and reliable water supply; (b) a waste disposal system and stormwater drainage, which maintains acceptable public health and environmental standards; (c) electricity infrastructure; (d) appropriate frontage works; and (e) refuse storage areas that are suitably screened from the street.		water supply, sewerage, stormwater drainage and electricity infrastructure networks.
		AO3.2	Kerb and channel is constructed for the full length of the road frontage.
		AO3.3	The layout and design of the industrial activity provides for the on-site loading and unloading of goods and the storage of refuse to the rear of the site.
Environmental performance			
PO4	The industrial activity ensures that any emissions of odour, dust, air pollutants, noise, light or vibration does not cause nuisance to, or have an unreasonable adverse impact on, adjoining or nearby premises. Editor's note—development involving Industry activities will need to comply with relevant environmental legislation including the *Environmental Protection Act 1994* and subordinate legislation.	**AO4.1**	The industrial activity achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the *Environmental Protection (noise) Policy 2008*.
		AO4.2	The industrial activity achieves the environmental values and air quality objectives set out in the *Environmental Protection (air) Policy 2008*.
		AO4.3	The industrial activity does not produce any offensive odour emissions beyond the site boundaries.
		AO4.4	The industrial activity ensures that any external lighting is provided in accordance with AS4282 (Control of the obtrusive effects of outdoor lighting).
		AO4.5	Vibrations resulting from the industrial activity do not exceed the maximum acceptable levels identified in AS2670.2 (Evaluation of human exposure to whole of body vibration - Continuous and shock induced vibration in buildings (1-80Hz)).
PO5	The industrial activity provides for the collection, treatment and disposal of all liquid waste, such that: (a) there is no off-site release of contaminants; (b) all wastes are collected and disposed of in accordance with relevant license and approval conditions and/or relevant government or industry standards; and	**AO5.1**	Sealed impervious surfaces, draining to receptors and/or storage containers are provided in areas where potential spills of contaminants can occur.
		AO5.2	Waste water associated with the industrial activity is disposed to Council's sewerage system or an on-site industrial waste treatment system.
		AO5.3	Liquid wastes that cannot be disposed to Council's sewerage system or the on-site industrial

Performance Outcomes		Acceptable Outcomes	
	(c) there are no adverse impacts on the quality of surface water or groundwater resources.		waste treatment system are disposed of off-site to an approved waste disposal facility.
		AO5.4	No discharge of waste occurs to local waterways (including dry waterways) or natural wetlands.
		AO5.5	Oil arrestor or other pre-treatment infrastructure is provided to remove contaminants from industrial waste water where discharged to the sewer or environment.
PO6	The industrial activity does not contaminate or pollute stormwater runoff from the site.	**AO6.1**	Areas where hazardous materials or potentially contaminating substances are stored or used are roofed.
		AO6.2	Provision is made for spills to be bunded and retained on-site for removal and disposal by an approved means.
		AO6.3	Stormwater is diverted away from contaminated areas.
On-site retail sales			
PO7	Any retail sales conducted from the premises are ancillary and subordinate to the industrial activity.	**AO7.1**	On-site retail sales are limited to goods manufactured, assembled on the premises or goods associated with those manufactured on the site.
		AO7.2	Parking for on-site retail sales is provided at the same rate as required for a shop (refer Table 9.4.8.3.3 Minimum on-site parking requirements).
Trade waste			
PO8	Untreated trade waste contaminated water must not enter stormwater drains. Note: Development must comply with Council's Trade Waste Policy.	**AO8.1**	Wash down bays for vehicles and boats: (a) are on a hardstand area with a minimum 1:80 grade for wash water drainage; (b) are connected to the reticulated sewerage system; (c) prevent the intrusion of rainwater; and (d) pre-treatment equipment areas are within a roofed wash bay bund or in a separate approved roofed and bunded area that drains to the pump chamber.

Table 9.3.8.3.2 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and site suitability			
PO1	The Industry activity is established on land included in an industry zone or another	**AO1.1**	The Industry activity is established on a site with sufficient area and dimensions

Performance Outcomes		Acceptable Outcomes	
	zone that is suitable having regard to: (a) the suitability of the land for an Industry activity; (b) the nature, scale and intensity of the Industry activity; (c) the infrastructure and service needs of the Industry activity; and (d) the preferred character of the local area.		to accommodate required buildings, machinery, parking and service areas, storage areas, vehicle access, on-site movement and landscaping.
Site layout			
PO2	The layout and design of the industrial activity is functional and compatible with surrounding development.	**AO2.1**	The industrial activity ensures that: (a) the premises are safe, secure and legible; (b) movement systems, including roads and pathways, and accessible on-site parking and manoeuvring areas, meet the needs of users and employees; (c) the premises addresses the street, with buildings integrated with 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.
Requirements for an Industry activity within a centre zone			
Built form			
PO3	The Industry activity is in a building that enhances the character and amenity of streets and neighbouring premises via a built form that: (a) is closely related to streets, public spaces and pedestrian routes; and (b) maintains some area free of buildings at ground level to facilitate pedestrian movement and other functions associated with the building.	**AO3.1**	Where within a centre zone: (a) Buildings are set back from street frontages: (i) not more than 3m for that part of a building not exceeding 8.5m in height; and (ii) at least 6m for that part of a building exceeding 8.5m in height; (b) buildings are set back from other site boundaries: (i) 0m, if not exceeding 8.5m in height and adjoining an existing blank wall or vacant land on an adjoining site; (ii) at least 3m, if not exceeding 8.5m in

Performance Outcomes		Acceptable Outcomes	
			height and adjoining an existing wall with openings on an adjoining site; and (iii) at least 6m for that part of a building exceeding 8.5m in height.
Relationship of buildings to streets and public areas			
PO4	The Industry activity is in a building that clearly defines frames or encloses the street and other useable public and semi-public open space.	**AO4.1**	The building is located close to the street frontage and other urban spaces for all, or most, of its length to create a continuous or mostly continuous edge.
		AO4.2	The building is sited and designed, such that: (a) the main pedestrian entrance to the building, or group of buildings, is located on the primary street frontage; and (b) pedestrian access to the entrance of the building(s) or individual dwellings are easily discerned from the primary street frontage.
		AO4.3	Car parking areas, service areas and driveways are located and configured, so that they do not dominate the streetscape.
		AO4.4	Vehicular access to the site is separate from the pedestrian access.
PO5	The Industry activity provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	**AO5.1**	Any building provides adequate and appropriate shelter along, or around, the street in the form of an awning, colonnade, verandah or the like, with a width of 3.2m to 4m or is otherwise consistent with the width of shelter provided to adjoining premises.
PO6	The Industry activity is in a building which is designed to create passive surveillance in streets.	**AO6.1**	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.
Requirements for an Industry activity in a Rural zone			
PO7	The Industry activity is located on a site which has sufficient area to accommodate the use.	**AO7.1**	Where within a Rural zone: (a) buildings are set back 50m from street frontages; and (b) buildings are setback 10m from other site boundaries.

9.3.9 Market code

9.3.9.1 Application

This code applies to accepted and assessable development:

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

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

9.3.9.2 Purpose and overall outcomes

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

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

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

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

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

(i) the amenity of the local area; and

(ii) the viability of local businesses.

9.3.9.3 Assessment benchmarks

Table 9.3.9.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Location and site suitability			
PO1	The market is operated at a location where attracting a large number of people is consistent with the preferred character of the local area.	**AO1.1**	The market use is not located in a residential zone.
PO2	The market minimises economic impacts on established businesses near the market.	**AO2.1**	Where market stalls are proposed to be located adjacent to existing shops, the market is not held on more than 2 days per week.
Site layout			
PO3	The market is designed to provide for: (a) convenient pedestrian access and movement; (b) legibility and accessibility between stalls and existing surrounding uses; and (c) pedestrian comfort and safety, including the	**AO3.1**	Pedestrian access or pathways are a minimum of 2m wide and 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;

Performance Outcomes		Acceptable Outcomes	
	provision of public convenience facilities.		(b) remain open and accessible for use during market hours; and (c) are maintained in a clean, safe and tidy state.
		AO3.3	Directional signage is provided to identify the location of, and the entry to, public toilet facilities.
Operation and protection of amenity			
PO4	The market is operated in a manner that does not cause environmental nuisance or adverse amenity impacts to nearby residents and other sensitive uses having regard to the: (a) generation of noise, dust, odour and light; and (b) hours and frequency of operation.	**AO4.1**	The market is conducted, including setup and pack-up, between the hours of 5.00am and 10.00pm.
		AO4.2	The use of amplified music, megaphones, public address systems and noise generating plant equipment is avoided.
		AO4.3	Noise generated from the market complies with the level of noise emissions prescribed under the *Environmental Protection (Noise) Policy 2008* .
		AO4.4	Any outdoor lighting associated with the market is designed, installed, operated and maintained in accordance with AS4282 (Control of the obtrusive effects of outdoor lighting).
		AO4.5	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 area used for market purposes is maintained in a clean, safe and tidy state: (a) during market hours; and (b) at the conclusion of each day's trading.
		AO5.2	An appropriate number of waste containers are provided.
Access and parking			
PO6	The design and management of access, parking and vehicle movement protects the functioning of the road network and provides safe vehicular, pedestrian and cyclist access to and from the site.	**AO6.1**	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.
		AO6.2	Access is provided for emergency services vehicles.

9.3.10 Relocatable home park and tourist park code

9.3.10.1 Application

This code applies to assessable development:

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

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

9.3.10.2 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 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 designed, 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 infrastructure services.

9.3.10.3 Assessment benchmarks

Table 9.3.10.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Provisions for combined Relocatable home parks and tourist parks			
Location and site suitability			
PO1	The relocatable home park or tourist park is located so that residents and guests have convenient access to: (a) tourist attractions; (b) everyday commercial, community and recreation facilities; and (c) public transport services.	**AO1.1**	The relocatable home park or tourist park is located: (a) on a site within 1km of a centre zone; or (b) on a site within 400m walking distance of a public transport stop.
PO2	The relocatable home park or tourist park is located on a site	**AO2.1**	The site can sufficiently accommodate all the facilities prescribed in this code.

Performance Outcomes		Acceptable Outcomes	
	of an appropriate size and has suitable levels of accessibility.	**AO2.2**	Roads to which the site has access: (a) have a minimum reserve width of 20m; (b) in an urban area, are fully constructed with bitumen paving for the full frontage of the site; (c) in a non-urban area, are constructed to an acceptable all weather standard; and (d) can accommodate any projected increase in traffic generated by the development.
PO3	The relocatable home park or tourist park is located and designed so that residents and users are not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance.	**AO3.1**	The site is not within: (a) 250m of land included in the Medium impact industry zone; or (b) 500m of land included in the High impact industry or Special industry zone.
		AO3.2	The relocatable home park or tourist park is not located on land where: (a) soils are contaminated by pollutants, which may represent a health or safety risk to residents; or (b) where maximum concentrations of air pollutants exceed those recommended by the National Health and Medical Research Council.
Residential amenity and landscaping			
PO4	The relocatable home park or tourist park does not impact on the amenity of adjoining or nearby residential zones.	**AO4.1**	A 2m high solid screen fence is provided for the full length of any property boundary adjoining an existing Accommodation activity or land included in a residential zone.
		AO4.2	Pools and other potentially noisy activities or mechanical plant are not located where they adjoin an existing Accommodation activity.
Rural amenity and landscaping			
PO5	The relocatable home park or tourist park is designed to integrate into the surrounding rural landscapes and does not conflict with the operations of adjoining Rural activities.	**AO5.1**	Fencing and landscaping is complementary to the surrounding rural landscape, promoting integration.
		AO5.2	Living and activity areas within relocatable home park or tourist parks are adequately buffered by vegetation and space from adjacent intensive agricultural

Performance Outcomes		Acceptable Outcomes	
			uses in accordance with Table 9.3.10.3.2 Siting and setback requirements for intensive Rural activities.
Recreational open space			
PO6	The relocatable home park or tourist park provides communal open space that is: (a) provided to meet the needs of all residents; and (b) designed to promote resident safety through casual surveillance.	**AO6.1**	A minimum of 20% of the total site area, exclusive of landscape buffer strips, is provided as communal open space.
		AO6.2	50% of the required open space is provided in one area.
		AO6.3	Communal open space: (a) has a minimum dimension, length or width, of 80m; (b) contains one area of at least 150m^2 in size; (c) is located not more than 80m from any caravan or cabin site or 150m from any relocatable home park site; (d) includes a fenced children's playground; and (e) has adequate lighting for the safety of staff, visitors and/or residents.
		AO6.4	A communal recreation building is provided for the use of residents.
Site access and parking			
PO7	The design and management of access and entry parking arrangements facilitates the safe and convenient use of the relocatable home park or tourist park by residents and visitors.	**AO7.1**	Vehicle access is limited to 1 major entry/exit point on 1 road frontage.
		AO7.2	On-site visitor parking is located with direct access from the entry driveway and is located and sign-posted to encourage visitor use.
		AO7.3	No caravan or relocatable home site has direct access to any public road.
Internal access and circulation			
PO8	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.	**AO8.1**	The design of internal access ways, footpaths and the location of visitor parking areas complies with the following: (a) vehicular access to each site is via shared internal access ways, which are designed to provide safe, convenient and efficient movement of vehicles and pedestrians; (b) access ways are designed to discourage vehicle speeds in excess of 15km/hr;

Performance Outcomes		Acceptable Outcomes	
			(c) the access way and footpath system provide adequate access for service and emergency vehicles to each site and connect sites with amenities, recreational open space and external roads; and (d) internal access ways comply with the following: (i) carriageway width is not less than 6m for two way traffic and not less than 4m for one way traffic; (ii) the verge width on both sides is not less than 1.5m; (iii) cul-de-sac have turning bays at the end capable of allowing conventional service trucks to reverse direction with a maximum of two movements; (iv) all internal access ways are sealed to the carriageway widths stated above; (v) internal footpaths are a minimum width of 1.2m, internal footpaths may be accommodated within the carriageway of internal access ways serving 10 sites or less; and (vi) are adequately lit and provide direct routes to recreation and amenity facilities.
Services and utilities			
PO9	The relocatable home park or tourist park is provided with: (a) a safe and reliable water supply; and (b) a sewerage disposal system, which maintains acceptable public health and environmental standards.	**AO9.1**	(a) each relocatable home, caravan or cabin site is connected to the reticulated water supply, sewerage and stormwater drainage infrastructure networks; or (b) the site has access to: (i) a potable water supply of adequate quantity and quality, capable of generating at least 800 litres per person per day at 100% occupancy, of which at least 250 litres per

Performance Outcomes		Acceptable Outcomes	
			person per day is potable; and (ii) an effective on-site effluent disposal system capable of accommodating anticipated maximum demand at 100% occupancy.
		AO9.2	Each relocatable home, caravan or cabin site is connected to underground electricity.
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 refuse collection contractor.	**AO11.1**	Development: (a) where a tourist park, provides a central waste collection area for every 50 caravan sites; or (b) where a relocatable home park, provides refuse collection to every relocatable home park site.
Relocatable homes in tourist parks			
PO12	A proportion of a tourist park may be used as a relocatable home park, where: (a) the relocatable home park portion is subservient to that used as a tourist park. .	**AO12.1**	Not more than 40% of the total area of a tourist park is used to accommodate relocatable homes.
Provisions specific to relocatable home parks			
Density			
PO13	The relocatable home park has a density that is compatible with the preferred character of the local area in which it is located.	**AO13.1**	The maximum site density for the relocatable home park does not exceed 30 relocatable homes per hectare.
Privacy and separation			
PO14	A reasonable level of privacy and separation is available to all residents within the relocatable home park.	**AO14.1**	Individual relocatable home sites: (a) are at least 200m² in area; (b) are setback at least 6m from any external road frontage and 5m from any other property boundary;

Performance Outcomes		Acceptable Outcomes	
			(c) are setback 3 metres from any existing or proposed building on the subject land; (d) have a minimum frontage to any internal access way of 10m; (e) have a private open space area of 16m²; and (f) are clearly delineated and separated from adjoining sites by trees or shrubs.
		AO14.2	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.
Services and utilities			
PO15	Relocatable home sites are provided with adequate private amenities.	**AO15.1**	Relocatable homes are provided with private kitchen and ablution facilities.
Provisions specific to tourist parks			
Density			
PO16	The tourist park has a density that is compatible with the preferred character of the local area in which it is located.	**AO16.1**	The maximum site density for the tourist park does not exceed 60 sites per hectare.
Privacy and separation			
PO17	A reasonable level of privacy and separation is available to all residents within the tourist park.	**AO17.1**	Individual 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 access way; (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 access way.
Site access and parking			
PO18	The design and management of entry parking arrangements facilitates the safe and convenient use of the tourist park by residents and visitors.	**AO18.1**	A short-term standing area, with a minimum of 2 bays, with the dimension of 4m by 20m, are provided either as separate bays or as part of a one-way entrance road.

9.3.11 Renewable energy facilities code

9.3.11.1 Application

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

9.3.11.2 Purpose and overall outcomes

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

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

(a) Renewable energy facilities do not affect good quality agricultural land for present and future productivity;

(b) Renewable energy facilities are appropriately designed and sited to mitigate risks from natural hazards and minimise impacts on places of environmental or cultural significance;

(c) Renewable energy facilities mitigate environmental harm and impacts on roads, accesses, traffic and sensitive uses during construction and decommissioning; and

(d) Renewable energy facilities are appropriately designed, sited, operated and landscaped to mitigate amenity impacts, such as dust, noise, light, glare or glint on surrounding sensitive uses, major roads, airports and urban areas.

9.3.11.3 Assessment benchmarks

Table 9.3.11.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and site suitability			
PO1	A Renewable energy facility is appropriately designed and sited to minimise impacts on surrounding sensitive uses, Rural activities or rural amenity.	**AO1.1**	Solar farm facilities are located within a Rural or Industrial zone.
		AO1.2	Renewable energy facility visible from scenic corridors along Gregory Cannon Valley Road, Conway Road, Crystal Brook Road, or Bowen-Developmental Road between Bogie River and Strathmore Road, are designed and sited to be visually unobtrusive and: (a) if adjoining a scenic corridor, are setback 60m from the road frontage; and (b) are adequately visually buffered by a 5m wide landscaping strip.
PO2	Renewable energy facilities do not adversely impact on the	**AO2.1**	Renewable energy facility is not located on agricultural land

Performance Outcomes		Acceptable Outcomes	
	present or future operational efficiency and productive use of good quality agricultural land.		identified within the Agricultural land overlay. Note - See Agricultural Overlay maps for reference.
PO3	Renewable energy facilities avoid impacts on areas of environmental or cultural significance.	**AO3.1**	Places and objects of Aboriginal cultural significance, such as sites for story telling or other cultural activities, scarred trees, stone extraction sites, ceremonial sites, fireplaces, ochre, axe grinding grooves, rock art, fish traps, graves, old growth vegetation, shell middens and artefact scatters are appropriately preserved. Note – Under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage. Information is available on www.datsip.qld.gov.au or by working with the relevant local Aboriginal group.
Design			
PO4	Renewable energy facilities mitigate potential visual impacts on sensitive uses and major roads through siting, design, and operation of the facility.	**AO4.1**	Where a Renewable energy facility is visible to sensitive uses or arterial roads, a visual impact assessment is conducted to ensure visual impact does not exceed 'moderate', as defined by Table SC 9.3.116.1 within PSP SC6.2.6 Renewable energy facility visual impact assessment. Note – This may be demonstrated by undertaking a Renewable energy facility visual impact assessment report in accordance with PSP 6.2.6 Renewable energy visual impact assessment.
PO5	Appropriate security and safety measures are installed.	**AO5.1**	Security lighting, CCTV and signage is installed at entrances and buildings to deter crime.
		AO5.2	Any fencing does not exceed 2.4m in height made of chain wire or materials of similar visual permeability is constructed around the development footprint.
Construction, operation and decommissioning			
PO6	Development maintains road safety by offsetting damage to roads utilised by heavy vehicles during construction and decommissioning phases.	**AO6.1**	Development completes: (a) an appraisal of roads to be utilised by heavy vehicles prior to construction and decommissioning phases; and (b) repairs to all damage to Council and public utility

Performance Outcomes		Acceptable Outcomes	
			assets as a result of construction or decommissioning processes, immediately after completion of the respective development phase.
PO7	Development provides appropriate design and controls in construction, operation and decommissioning to mitigate amenity impacts on surrounding uses and roads from noise, dust and lighting.	**AO7.1**	Construction and decommissioning shall occur between the hours of 6:30am and 6:30pm Monday to Saturday, with work on Sundays limited to a maximum of 10 workers on-site for safety inspections, checks and environmental work.
		AO7.2	A Construction Environmental Management Plan is completed and adhered to, outlining actions to be taken to mitigate potential amenity or environmental impacts, performance targets and monitoring processes in construction. Note – Environmental and amenity performance targets and monitoring shall be in accordance with *Environmental Protection Act 1994* and associated policies.
		AO7.3	An Operational Environmental Management Plan managing ongoing impacts during operation is completed and adhered to, outlining: (a) system and operational monitoring; (b) site management and maintenance responsibilities; (c) bio security, pest control and weed management; (d) landscaping and fencing maintenance; (e) complaint handling procedure; (f) emergency response plan; and (g) waste management plan. Note – Environmental and amenity performance targets and monitoring shall be in accordance with *Environmental Protection Act 1994* and associated policies.

Performance Outcomes		Acceptable Outcomes	
		AO7.4	All outdoor lighting is: (a) designed, sited, installed and tested to comply with tables 2.1 and 2.2 of Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor lighting using a control level of 1; and (b) all lighting is of a type that give no upward component of light when mounted horizontally.
PO8	Where for the development of a solar farm, land is appropriately rehabilitated, guided by a rehabilitation and exit plan that is provided to Council 1 year prior to decommissioning for endorsement, prepared by a suitably qualified person.	**AO8.1**	Where for the development of a solar farm, a land rehabilitation and exit plan is provided to Council 1 year prior to decommissioning for endorsement: (a) prepared by a suitably qualified person; (b) demonstrating that the site will be restored to a standard capable of the level of productivity that was available prior to development; (c) identifying possible land uses following cessation of the approved use; (d) clearly establishing the objectives of the plan; (e) setting out performance criteria for rehabilitation efforts; (f) including an Action plan, with timing for remedial works, such as structure removal, removal of imported materials, soil erosion, pre-development drainage, vegetation cover works and weed and pest management to meet rehabilitation performance criteria; and (g) outlining a program for monitoring rehabilitation success using appropriate indicators.
Servicing			
PO9	Development is provided with and connected to essential infrastructure and services.	**AO9.1**	Development provides adequate potable water supply to service on-site personnel, having: (a) minimum storage capacity of 50,000L; and (b) a first flush system.

Performance Outcomes		Acceptable Outcomes	
		AO9.2	Reticulated sewerage system or an alternative effluent and wastewater treatment system is provided on-site and consistent with the *Queensland Plumbing and Wastewater Code*.
PO10	Adequate water supply and fire-fighting equipment is provided in accessible locations on-site suitable to deal with electric and electronic fires.	**AO10.1**	On-site bushfire equipment must include a minimum of 5,000L water supply, with a 50mm male camlock fitting for rural fire fighting connections.
		AO10.2	Appropriate firefighting equipment to deal with electrical fires is provided at locations at risk.

9.3.12 Residential care facility and retirement facility code

9.3.12.1 Application

This code applies to assessable development:

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

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

9.3.12.2 Purpose and overall outcomes

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

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

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

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

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

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

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

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

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

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

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

9.3.12.3 Assessment benchmarks

Table 9.3.12.3.1 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:	**AO1.1**	The residential care facility or retirement facility is located: (a) on a site within 1km of a centre zone; or

Performance Outcomes		Acceptable Outcomes	
	(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.		(b) on a site within 400m walking distance of a public transport stop; or (c) 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 by the facility operator to the nearest activity centre or public transport connection.
PO2	The residential care facility or retirement facility is on a site which: (a) is not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance; and (b) is not constrained by steep slopes or other physical limitations that may represent an impediment for residents and staff using the facility.	**AO2.1**	The site is not within: (a) 250m of land included in the Medium impact industry zone; or (b) 500m of land included in the High impact industry or Special impact industry zone.
		AO2.2	The residential care facility or retirement facility is not located on land where: (a) soils are contaminated by pollutants which may represent a health or safety risk to residents; or (b) maximum concentrations of air pollutants exceed those recommended by the National Health and Medical Research Council.
		AO2.3	The residential care facility or retirement facility is located on land: (a) with a slope not exceeding 10%; or (b) where located on land with a slope exceeding 10%, the facility is designed, such that any areas to be accessed by residents of the facility are not steeper than 5%.
Site area and dimensions			
PO3	The residential care facility or retirement facility is located on a site, which has an area and dimensions suitable to enable the development of a well-designed and integrated facility.	**AO3.1**	The design of the residential care facility or retirement facility needs to incorporate and take into account: (a) accommodation and support facilities; (b) vehicles access, parking and manoeuvring; (c) stormwater treatment areas; (d) open space areas and landscaping; and

Performance Outcomes		Acceptable Outcomes	
			(e) any necessary buffering to adjoining uses or other elements.
Integration of large sites with neighbourhoods and street networks			
PO4	The residential care facility or retirement facility is integrated with the neighbourhood and local transport network.	**AO4.1**	The residential care facility or retirement facility: (a) is connected to, and forms part of, the surrounding neighbourhood rather than establishing a separate private enclave; (b) is integrated with, and extends the, existing or proposed local transport network; (c) provides for legible and direct pedestrian, bicycle and vehicular access for all residents to nearby activity centres, community facilities and public open space; and (d) clearly defines the boundaries of public, communal and private open space.
Building scale and bulk			
PO5	The residential care facility or retirement facility is sited and designed in a manner, which: (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) 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 (d) facilitates on-site stormwater management and vehicle access.	**AO5.1**	Site cover does not exceed 50%.
		AO5.2	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.
		AO5.3	The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15m.
		AO5.4	Any building does not exceed 40m in length, with separation between buildings, for the purposes of cross ventilation, articulation and light, of at least 6m.
Building design and streetscape appearance			
PO6	The residential care facility or retirement facility is designed to: (a) create an attractive and functional living environment for residents; (b) take account of its setting and site context; and	**AO6.1**	The residential care facility or retirement facility incorporates a high standard of facility design that is responsive to the specific needs of its residents.
		AO6.2	Buildings are oriented to the street and provide casual surveillance of the street.

Performance Outcomes		Acceptable Outcomes	
	(c) make a positive contribution to the character of the street and local area.	**AO6.3**	Buildings and structures are setback a minimum of: (a) 6m from the front boundary; and (b) 4.5m from the side and rear boundaries.
		AO6.4	Screening of balconies is limited to the side and rear boundaries and the sides of balconies, where needed, to prevent noise and overlooking of other rooming units or dwellings and recreation areas.
		AO6.5	Services structures and mechanical plants are screened or designed as part of the building.
PO7	The site layout and design of buildings forming part of the residential care facility or retirement facility promote a domestic scale, individuality and sense of belonging.	**AO7.1**	Rooming units and dwellings are configured in clusters with each cluster clearly addressing the street and each rooming unit and dwelling having clearly defined private open space and a prominent front door.
		AO7.2	Clusters of rooming units and dwellings are supported by unique design features that help identify and individualise them.
		AO7.3	Rooming units and dwellings have clear addresses within a conventional address system of streets and dwellings.
		AO7.4	Logical, direct and separated pedestrian and vehicle routes are provided between rooming units, dwellings, communal buildings, other on-site facilities and facilities in the neighbourhood.
PO8	The residential care facility or retirement facility ensures that dwellings, rooming units, private open spaces and adjoining Accommodation activities are provided with a reasonable level of privacy.	**AO8.1**	Non-habitable room windows of a dwelling or rooming unit are not located opposite the non-habitable room windows of another dwelling or rooming unit, unless views are controlled by screening devices, distance, landscaping or design of the opening.
		AO8.2	Where habitable room windows look directly at habitable room windows in an adjacent dwelling or rooming unit, within 2m at the ground level or 9m at levels above the ground level, privacy is protected by: (a) window sill heights being a minimum of 1.5m above floor level; or

Performance Outcomes		Acceptable Outcomes	
			(b) fixed opaque glazing being applied to any part of a window below 1.5m above floor level; or (c) fixed external screens; or (d) if at ground level, screen fencing to a minimum height of 2m.
		AO8.3	For development up to and including 3 storeys in height, the outlook from private, communal or public areas is screened where direct view is available into private open space of an existing dwelling.
Open space			
PO9	The residential care facility or retirement facility incorporates communal and private open space areas that provide: (a) sufficient spaces for residents to engage in and enjoy outdoor activities; (b) high levels of residential amenity; (c) boundary fences and walls that do not visually dominate; and (d) promote casual surveillance and integration with the street.	**AO9.1**	At least 30% of the area of the site is provided as communal open space.
		AO9.2	Each ground floor rooming unit is provided with a courtyard, verandah or similar private open space area not less than 10m², with a minimum dimension of 2.5m directly accessible from the living area.
		AO9.3	Each rooming unit above ground floor level has a balcony or similar private open space area not less than 4.5m² with a minimum dimension of 1.7m directly accessible from the living area.
		AO9.4	A 2m high solid screen fence is provided along the full length of all side and rear boundaries of the site.
		AO9.5	Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street frontages.
Management, residential care and social facilities			
PO10	The residential care facility or retirement facility provides appropriate management, social and care facilities on-site.	**AO10.1**	The residential care facility or retirement facility provides management, supervised care and social facilities in communal buildings.
		AO10.2	Communal buildings are easily accessible and centrally located, permitting residents to easily navigate the site on foot or with the assistance of mobility aids.
Accessibility			
PO11	The residential care facility or retirement facility incorporates easy and safe pedestrian access and movement.	**AO11.1**	No dwelling or rooming unit is more than 250m walking distance from a site entry or exit point.

Performance Outcomes		Acceptable Outcomes	
		AO11.2	All pathways and land used for outdoor recreation have grades of 5% or less, with paths having hard, slip resistant surfaces.
		AO11.3	Internal paths, ramps and hallways are capable of accommodating two wheelchairs (side by side) at any one time.
		AO11.4	Development complies with AS1428 (Design for access and mobility).
		AO11.5	Buildings exceeding one level in height incorporate lifts to each level and ramped access.
Safety and security			
PO12	The residential care facility or retirement facility provides a safe and secure living environment.	**AO12.1**	Buildings adjacent to public or communal streets or open space have at least one habitable room window with an outlook to that area.
		AO12.2	Entrances and exits to the site are clearly marked and well lit.
		AO12.3	Bollards or overhead lighting, which achieves lighting levels of at least category 2 as specified in AS1158 (Lighting roads and public spaces), is provided along: (a) all footways and roads; and (b) in all car parking areas.
Services and utilities			
PO13	The residential care and retirement facility is provided with: (a) a safe and reliable water supply; and (b) a sewage disposal system, which maintains acceptable public health and environmental standards.	**AO13.1**	The site is connected to the reticulated water supply, sewerage and stormwater drainage infrastructure networks.

9.3.13 Rural activities code

9.3.13.1 Application

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

9.3.13.2 Purpose and overall outcomes

(1) The purpose of the Rural activities code is to facilitate rural uses and ensure Rural activities 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 activities code will be achieved through the following overall outcomes:

(a) Rural activities are undertaken on a sustainable basis;

(b) agricultural land is conserved and not alienated or encroached upon by incompatible land uses;

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

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

9.3.13.3 Assessment benchmarks

Table 9.3.13.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
General requirements			
PO1	The Rural activity is conducted on a lot that is of sufficient size to reasonably accommodate the use and mitigate potential nuisance arising from noise, dust, odour and other emissions or contaminants generated by the use.	**AO1.1**	The lot is of an adequate size to sufficiently support the intended Rural activity.
PO2	Buildings and structures associated with the Rural activity are sited and designed to avoid or minimise adverse visual impacts on the rural landscape.	**AO2.1**	Buildings and structures, other than a dwelling house, associated with the Rural activity are set back at least 10m from all site boundaries.
Requirements for permanent plantation			
PO3	The plantation forest is located, such that it conserves the productive characteristics of agricultural land.	**AO3.1**	The plantation forest is not located on agricultural land identified on the Overlay map – Agriculture land overlay.
Requirements for roadside stall			
PO4	The roadside stall is limited in scale and appropriate to a rural area.	**AO4.1**	Produce sold at the roadside stall is limited to that which is grown or produced on the site.
		AO4.2	The roadside stall does not involve the sale of manufactured goods, other

Performance Outcomes		Acceptable Outcomes	
			than those manufactured on the site.
		AO4.3	Buildings and structures associated with the roadside stall: (a) are constructed along the property boundary; (b) occupy not more than 10m² GFA; and (c) are constructed of materials that can easily be dismantled following the cessation of the use.
		AO4.4	The roadside stall is ancillary to a Rural activity occurring on the same site.
PO5	The roadside stall does not have an adverse impact on the safety and functioning of the road network.	**AO5.1**	The roadside stall is located on a site adjoining a road other than a State controlled road.
		AO5.2	The location of the road side stall provides sufficient area for parking and for the safe entry and exit of vehicles from the site.
PO6	Signage associated with the roadside stall is small, unobtrusive and appropriate to a rural location.	**AO6.1**	Not more than 1 sign is erected on the premises and the sign: (a) has a maximum sign face area of 0.5m² per side; and (b) is not illuminated or in motion.

Table 9.3.13.3.2 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Requirements for intensive Rural activities (Animal keeping, Aquaculture, Intensive animal industry, Intensive horticulture and Rural industry)			
PO1	The intensive Rural activity is sited and designed on a lot of sufficient area to: (a) accommodate the use, including buildings, pens, ponds, other structures and waste disposal areas involved in the use; (b) provide for adequate setbacks to: (i) road frontages; (ii) site boundaries; (iii) sensitive uses on surrounding land; and (iv) waterways or wetlands; and (c) avoid or minimise adverse visual impacts on the rural landscape.	**AO1.1**	The intensive Rural activity is located on a site, which has a minimum area and setbacks complying with Table 9.3.13.3.3 Siting and setback requirements for intensive Rural activities unless for a: (a) Caretakers accommodation; or (b) Rural workers' accommodation.
PO2	The intensive Rural activity is located on a site, which is sufficiently separated from any existing or planned residential,	**AO2.1**	The intensive Rural activity is located on a site, which is not less than:

Performance Outcomes		Acceptable Outcomes	
	rural residential area or other sensitive activity, to avoid any adverse impacts with regard to noise, dust, odour, visual impact, traffic generation, lighting, radiation, other emissions or contaminants.		(a) 1km from land included in a residential zone; (b) 1km from land included in the Rural residential zone; and (c) 1km from any Community activity where people gather, such as educational establishment or child care centre; or (d) if the intensive Rural activity is a rural industry, the use is located on a site, which is not less than 100m from a sensitive use.
PO3	The intensive Rural activity is located, such that it conserves the productive characteristics of agricultural land.	**AO3.1**	The intensive Rural activity: (a) is not located on agricultural land identified on the Overlay map –Agriculture land overlay; or (b) where located on agricultural land identified on the Overlay map – Agriculture land overlay, the use and associated activities conserves the productive characteristics of the agricultural land.
Environmental and amenity impacts			
PO4	The intensive Rural activity provides for the appropriate disposal of waste and contaminants.	**AO4.1**	The intensive Rural activity incorporates waste disposal systems and practices, which: (a) ensures that off-site release of contaminants does not occur; (b) ensures no significant adverse impacts on surface or ground water resources; and (c) complies with relevant Government or industry guidelines, codes and standards applicable to a specific use or on–site waste disposal.

Table 9.3.13.3.3 Siting and setback requirements for intensive Rural activities.

Rural activity	Min. site area (ha)	Min. boundary setbacks (m)	Min. distance from a sensitive use on a surrounding land (m)
Animal keeping	4ha	50m from any road frontage and 15m from any side or rear boundary.	300m
Aquaculture	5ha	50m from any road frontage and 15m from any side or rear boundary.	100m

Rural activity	Min. site area (ha)	Min. boundary setbacks (m)	Min. distance from a sensitive use on a surrounding land (m)
Intensive animal industry, such as a piggery or feedlot.	20ha	200m from any road frontage and 15m from any side or rear boundary.	250m
Intensive animal industry, such as poultry farms.	50ha	100m from any road frontage and 100m from any side or rear boundary.	400m
Intensive animal industry, such as emu or ostrich hatching and brooding facility.	4ha	60m from any road frontage and 15m from any side or rear boundary.	400m
Intensive animal industry, where not previously specified.	20ha	200m from any road frontage and 15m from any side or rear boundary.	250m
Intensive horticulture	10ha	50m from any road frontage and 15m from any side or rear boundary.	100m
Rural industry	1ha	50m from any road frontage and 10m from any side or rear boundary	100m

9.3.14 Rural tourism code

9.3.14.1 Application

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

9.3.14.2 Purpose and overall outcomes

(1) The purpose of the Rural tourism code is to ensure uses supporting the tourism industry are appropriately located and designed in a manner which meets the needs of visitors, preserves natural ecological systems and cultural heritage, promotes natural amenity, promotes the Whitsunday tourism brand and protects the on-going operation of surrounding Rural activities; and

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

(a) development is located in proximity of horticultural hubs, areas of high natural amenity, key natural assets and cultural or historic sites in the Region;

(b) development is designed and sited to minimise impacts on nearby dwellings and the productive use of agricultural land;

(c) development is of a scale and intensity that is compatible with, and subservient to, the rural or natural setting and the prevailing character of the local area; and

(d) development is provided with appropriate utilities and services for visitors.

9.3.14.3 Assessment benchmarks

Table 9.3.14.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Shop and food and drink outlet			
PO1	A shop or food and drink outlet is small in scale, and ancillary to the primary use of the premises.	**AO1.1**	A shop or food and drink outlet is ancillary to a Rural activity, Recreation activity, Low impact industry that is a brewery or coffee roastery, Environmental facility or Nature based tourism and does not exceed 150m² of TUA.

Table 9.3.14.3.2 Benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes
Location and site suitability	

Performance Outcomes		Acceptable Outcomes	
PO1	Development does not impact on the amenity or privacy of adjoining or nearby residential or sensitive uses.	**AO1.1**	Development utilises landscaping to preserve amenity and privacy for adjoining sensitive uses and is setback at least: (a) 20 metres from any adjoining property boundary where for an Accommodation activity; or (b) 50 metres from any adjoining property boundary where for a Business or Recreation activity.
PO2	Development does not conflict with the operations of Rural activities.	**AO2.1**	Accommodation, kitchen and common areas within the development are adequately buffered by vegetation and are separated from adjacent intensive agricultural uses in accordance with Table 9.3.13.3.3 Siting and setback requirements for intensive Rural activities.
Scale and design			
PO3	A Nature-based tourism activity does not detract from the environmental or rural character and amenity of the local area.	**AO3.1**	For Nature-based tourism involving cabins: (a) the GFA of each cabin does not exceed 60m²; and (b) the maximum number of cabins on any site does not exceed 8.
		AO3.2	For Nature-based tourism, including camp grounds, the maximum number of camping sites on any premises does not exceed 50.
PO4	Development is located, orientated and designed to enhance the rural or natural setting for visitors.	**AO4.1**	Development is orientated and designed to enhance the experience of natural assets or the rural setting of the premises, including: (a) plantings to enhance the rural or natural setting and provide habitat for local wildlife; (b) orientation and location of rooms and communal areas toward scenic vistas on the premises; (c) large windows, balconies and verandas overlooking natural or rural settings; or

Performance Outcomes		Acceptable Outcomes	
			(d) architecture or placemaking elements that capture the sense of place.
PO5	Development is designed to: (a) provide an attractive landscape setting; (b) integrate the development into the surrounding landscape; (c) maximise the retention of existing mature trees to retain the landscape character of the area; and (d) preserve the amenity and privacy of adjoining habitable buildings.	**AO5.1**	Development preserves mature trees where possible and utilises high quality landscaping to: (a) identify the entrance to the premises; (b) provide shading of common areas, pathways and car parks; (c) soften solid fencing and built form in a manner that integrates built aspects into the natural environment; and (d) provide vegetation buffers to preserve the privacy and amenity of neighbouring habitable buildings and mitigate amenity impacts from adjoining uses.
PO6	The scale, design and external finish of buildings: (a) complements the rural and/or natural character of the area; and (b) incorporates colours and finishes that allow buildings to blend in with the rural and/or natural landscape.	**AO6.1**	Buildings take the form of small, separate buildings.
		AO6.2	Materials and finishes utilise: (a) muted earth/environmental tones that blend with the rural and/or natural environment; and (b) low reflective roofing and building materials. Note – Appropriate colours will depend on the existing native vegetation and backdrop. A colour palette may be requested by Council to ensure built form integration.
Access and servicing			
PO7	An acceptable standard of facilities is provided for guests.	**AO7.1**	For cabin accommodation: (a) shower, wash basin and toilet amenities are provided within each cabin; and (b) a common area or building is provided for food preparation, dining and other facilities.
		AO7.2	For camping grounds, a minimum of 2 toilets are provided on-site for every 10 camping sites.

Performance Outcomes		Acceptable Outcomes	
PO8	Development is provided with: (a) a safe and reliable potable water supply commensurate with the needs of the users; (b) a sewerage system, which maintains acceptable public health and environmental standards; and (c) adequate firefighting supplies.	**AO8.1**	The development has access to: (a) a potable water supply and water storage collection system capable of servicing the development that complies with the *Australian Drinking Water Guidelines* (NHMRC, 2011); and (b) an effective on-site effluent disposal system capable of accommodating anticipated maximum demand at 100% occupancy.
		AO8.2	Where not affected by a Bushfire overlay risk area, adequate fire-fighting water supply is provided on the premises: (a) sited to enable emergency service vehicles to park within 6m; (b) at least 10m from the building; (c) located within 60m of the building and not more than 90m from any part of the building; and (d) fitted with fire brigade tank fittings (50mm ball valve & male camlock coupling). Note – Provisions within the Bushfire overlay take precedence over this outcome where affected.
PO9	Development: (a) where composed of 10 or less camp sites, signage and operational controls are in place to ensure user management of waste; or (b) provides on-site facilities for the storage and collection of refuse, with facilities located in convenient and unobtrusive positions capable of being serviced by the Council's refuse collection contractor, where within the service area, or by local contractor in un-serviced areas.	**AO9.1**	Development ensures waste management facilities are: (a) adequately screened by landscaping or fencing to maintain amenity; (b) setback from Accommodation activities by at least 10m; and (c) where a Nature-based tourism use, a central waste collection area is provided for every 25 sites; or (d) where a shop, food and drink outlet or Recreation activity, waste bins are provided at key entrances and exits.

Performance Outcomes		Acceptable Outcomes	
PO10	Development manages impacts on neighbouring properties from dust, noise and traffic associated with vehicular movement to and from the development.	**AO10.1**	Development must: (a) ensure access and parking areas provide dense vegetation on all sides, if within 50m of a neighbouring sensitive use; or (b) ensure access and parking areas are sealed, if within 50m of a neighbouring sensitive use. Note – Where demonstrating effective use of mini-buses to service development, a car parking dispensation may be granted. Traffic impact assessment report prepared in accordance with PSP SC6.7 (Growth management) may assist in demonstrating compliance with the performance outcome.

9.3.15 Sales office code

9.3.15.1 Application

This code applies to accepted and assessable development:

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

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

9.3.15.2 Purpose and overall outcomes

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

(2) The 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 is commensurate to, and does not adversely impact upon, the character and amenity of the surrounding area; and

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

9.3.15.3 Assessment benchmarks

Table 9.3.15.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Operational characteristics			
PO1	The duration of the use of premises for a sales office does not extend beyond a reasonable period.	**AO1.1**	A sales office, where: (a) a display dwelling, display village or estate sales office, operates for a maximum period of 2 years; or (b) a dwelling offered as a prize, operates for a maximum period of 6 months.
		AO1.2	Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.
PO2	Where the temporary use of a sales office is contained within a structure intended to become a genuine residential dwelling, it is constructed in accordance with the relevant requirements for the ultimate use.	**AO2.1**	Where a sales office is located in a Class 1 building (Dwelling house) this dwelling must comply with Part 9.3.5 Dwelling house code.
PO3	The location, hours of operation and activities of the sales office does not adversely affect the amenity of nearby existing and	**AO3.1**	A sales office: (a) is located at the major entry to the development site; (b) only operates between 8.00am and 6.00pm; and

Performance Outcomes		Acceptable Outcomes	
	potential future residential premises.		(c) sales and promotional activities do not create a nuisance to adjoining residents or residents in the immediate locality.
PO4	The number of employees engaged in the operation of the sales office does not adversely affect the amenity of nearby residential premises.	**AO4.1**	A sales office, where a: (a) display dwelling, dwelling offered as a prize or estate sales office, has a maximum of 2 employees engaged in the operation at any one time; or (b) display village, has a maximum of 2 employees per display home engaged in the operation at any one time.
Public convenience facilities			
PO5	The sales office provides appropriate public convenience facilities for users of the sales office.	**AO5.1**	Public toilet facilities are provided for a display village comprising 4 or more display dwellings.
On-site car parking			
PO6	Sufficient car parking is provided to satisfy the projected needs of the sales office and is appropriately designed.	**AO6.1**	A sales office ensures: (a) a minimum of 2 on-site parking spaces are provided, where on-street parking is not available; or (b) a minimum of 2 on-street car parking spaces are available within 50m of the sales office.

9.3.16 Service station code

9.3.16.1 Application

This code applies to assessable development:

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

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

9.3.16.2 Purpose and overall outcomes

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

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

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

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

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

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

(e) a service station incorporates appropriate environmental management measures; and

(f) minimises the risk of land, ground and surface water contamination.

9.3.16.3 Assessment benchmarks

Table 9.3.16.3.1 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, structures, vehicle access, manoeuvring areas, site landscaping and buffer areas.	**AO1.1**	The service station site is located on a site that: (a) is at least 1,500m² in area; and (b) has a street frontage of at least: (i) 35m, where the site is a corner site; or (ii) 40m otherwise.
PO2	The service station is located so that it does not adversely impact upon the amenity of existing or future planned residential areas.	**AO2.1**	The service station is located: (a) on land included in a centre or industry zone; or (b) in the Rural zone on a major road and at least 15km from any existing or approved service station.
Siting of building and structures			

Performance Outcomes		Acceptable Outcomes	
PO3	Buildings and structures associated with the service station are sited 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**	Buildings and structures are setback a minimum of: (a) 9m to the primary street frontage; (b) 3m to any secondary street frontage; and (c) 5m from any side or rear boundary, where adjoining a sensitive use or land in a residential zone or the Community facilities zone; or (d) where not adjoining a sensitive use or land in a residential zone or the Community facilities zone, no minimum side or rear boundary setback applies.
		AO3.2	For front boundary setbacks fuel pumps and canopies are setback a minimum of 7.5m from the property boundary.
		AO3.3	On-site storage of refuse is located so that it is not visible from the street.
PO4	Development maintains and contributes to the visual amenity of the locality.	**AO4.1**	Development ensures a 4m wide landscaping strip containing ground cover and small shrubs is maintained along: (a) a minimum 50% of the primary frontage; or (b) a minimum 75% of the total frontage, where a secondary frontage exists.
Location of fuel pumps and bulk fuel storage			
PO5	Fuels pumps and bulk fuel storage tanks are located: (a) wholly within the site; (b) such that vehicles, while refuelling, are standing wholly within the site and are parked away from entrances and circulation driveways; and (c) a safe distance from all site boundaries.	**AO5.1**	Fuel pumps are located in accordance with AS1940 (The storage and handling of flammable and combustible liquids).
		AO5.2	Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the site and are on level ground.
Access and parking			
PO6	The service station: (a) does not impair traffic flow or road safety; and (b) facilitates, through the design and arrangement of vehicular crossovers and on-site circulation, safe and convenient movement to, from and within the site.	**AO6.1**	Separate entrances and exits are provided, and these are clearly marked for their intended use.
		AO6.2	Vehicle crossovers are at least 8m wide.
		AO6.3	No part of a vehicle crossover is closer than: (a) 14m from any other vehicle crossover on the same site;

Performance Outcomes		Acceptable Outcomes	
			(b) 12m from an intersection; and (c) 3m from any property boundary.
		AO6.4	Adequate queuing areas are provided for refuelling, washing and related facilities.
		AO6.5	Bulk delivery area is located so that the site access and traffic flow is not restricted during delivery.
Environmental performance			
PO7	The service station is designed and constructed to ensure that on-site operations: (a) do not cause any environmental nuisance or harm; (b) do not result in the release of contaminants or untreated pollutants; (c) achieve acceptable levels of stormwater run-off quality and quantity; and (d) where practical, minimise wastage through recycling of liquid and solid waste.	**AO7.1**	Sealed impervious surfaces are provided in areas, where potential spills of contaminants may occur.
		AO7.2	Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.
		AO7.3	Storm water is diverted away from the forecourt area or areas of potential contamination.
		AO7.4	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.
		AO7.5	Ancillary automatic mechanical carwash facilities, where provided, are designed to collect, treat and recycle waste water for reuse.
Protection of residential amenity			
PO8	The service station ensures the amenity of existing or planned residential areas is protected and air pollutants, noise, light or odour nuisance is avoided.	**AO8.1**	Where the service station adjoins an Accommodation activity or land included in a residential zone: (a) a 2m high solid screen fence is provided along all common property boundaries of the site; and (b) the hours of operation of the service station are limited to between 7.00am to 10.00pm.
		AO8.2	The layout and design of the service station provides for the storage and collection of waste and is screened from public view.
		AO8.3	The service station limits the generation of noise, such that:

Performance Outcomes		Acceptable Outcomes	
			(a) nuisance is not caused to a sensitive land use; (b) desired ambient noise levels for residential areas are not exceeded; and (c) applicable legislative requirements are met.
		AO8.4	The service station prevents or minimises any emissions of odour, dust and air pollutants, such that: (a) nuisance is not caused beyond the site boundaries; and (b) air quality conducive to the health and wellbeing of people is maintained.
PO9	External lighting is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	**AO9.1**	External lighting is provided in accordance with AS4282 (Control of obtrusive effects of outdoor lighting).
Ancillary on-site amenities			
PO10	Customer air and water facilities, and any ancillary automatic mechanical car washing facilities are provided in a way that protects the amenity of nearby Accommodation activities.	**AO10.1**	Ancillary 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 Accommodation activities.
Extent of retail sale of goods			
PO11	The associated sale of goods, including food stuffs, is ancillary to the provision of fuel and automotive repairs and service.	**AO11.1**	The GFA used for the associated retail sale of goods is limited to 150m^2.
		AO11.2	Liquid contaminants are stored: (a) in a bunded area capable of containing 125% of the largest package; or (b) are located so that a spill can be contained within an existing contaminated area, such as the forecourt.

9.3.17 Short-term accommodation and multi-unit uses code

9.3.17.1 Application

This code applies to assessable development identified as requiring assessment against the Short-term accommodation and multi-unit uses code by the tables of assessment in Part 5 (Tables of assessment).

9.3.17.2 Purpose and overall outcomes

(1) The purpose of the Short-term accommodation and multi-unit uses code is to ensure Short-term accommodation and multi-unit uses are of a high-quality design, and appropriately integrate with local character, environment and amenity.

(2) The purpose of the Short-term accommodation and multi-unit uses code will be achieved through the following overall outcomes:

(a) development is visually attractive addresses the street and integrates with surrounding development;

(b) development minimises residential amenity impacts on the surrounding area;

(c) development incorporates high quality landscaping and well designed, useable communal and private open space areas, that provide visual relief to the built form;

(d) development provides a high standard of privacy and amenity for residents; and

(e) infrastructure and services are provided, commensurate with the scale of the use and its location.

9.3.17.3 Assessment benchmarks

Table 9.3.17.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Short-term accommodation (Dwelling)			
PO1	Short-term accommodation (Dwelling) must manage residential amenity, including: (a) adequate waste storage; and (b) contact details of the property manager must be visible from the front of the premises.	**AO1.1**	If within an Urban area, where 3 or more bedrooms are used: (a) provides two recycling bins and one general waste bin; (b) provides adequate space for storing all rubbish bins in an area that is screened from frontages by a solid fence or vegetation at least 1.2m in height.
		AO1.2	A 0.3m² sign, visible from the street includes contact details of a local property manager including a phone number, available twenty-four (24) hours a day, seven (7) days per week.
Site layout and relationship of buildings to site features for a multi-unit use			
PO2	The multi-unit use is located on a site, which has an area and dimensions capable of	**AO2.1**	The multi-unit use is located on a lot having a minimum area of: (a) 800m²; or

Performance Outcomes		Acceptable Outcomes	
	accommodating a well-designed and integrated multi-unit development, incorporating: (a) vehicle access, parking and manoeuvring areas; (b) communal and private open space areas; and (c) any necessary buffering to incompatible uses or sensitive environments.		(b) 600m² if within Airlie Beach Local Plan Precinct A or B (Main Street).
Relationship of buildings to streets, public spaces and private open space for a multi-unit use			
PO3	The multi-unit use is sited and designed to: (a) provide a visibly clear pedestrian entrance to and from the building; and (b) minimise the potential for pedestrian and vehicular conflict.	**AO3.1**	The building is sited and designed, such that: (a) the main pedestrian entrance to the building, or group of buildings, is located on the primary street frontage; (b) pedestrian access to the entrance of the building(s) or individual dwellings is easily discerned; and (c) vehicular access to the site is separate from the pedestrian access.
PO4	The multi-unit use is sited and designed to: (a) address and provide a semi-active frontage to the street, adjacent parkland or other public areas; (b) promote casual surveillance of public and semi-public spaces; (c) contribute to a residential character; and (d) achieve a high level of amenity for dwellings within the site.	**AO4.1**	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, indoor and outdoor common recreation areas and landscaped areas, to facilitate casual surveillance; and (b) the number of dwellings, rooming units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.
PO5	The multi-unit use is designed to ensure that car parking areas, services or any mechanical plant does not visually dominate the site or surrounding area.	**AO5.1**	Services and any mechanical plant, including individual air conditioning equipment for dwellings or rooming units, are visually integrated into the design and finish of the building or are effectively screened from view.
Building mass and composition			
PO6	The multi-unit use is sited and designed in a manner, which:	**AO6.1**	Buildings do not exceed 60% total site coverage.

Performance Outcomes		Acceptable Outcomes	
	(a) minimises building mass and scale; (b) provides visual interest through building articulation and architectural design features; and (c) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape.	**AO6.2**	The building incorporates most or all of the following design features: (a) vertical and horizontal articulation, such that no unbroken elevation is longer than 15m; (b) variations in plan shape, such as curves, steps, recesses, projections or splays; (c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure; (d) balconies, verandahs or terraces; or (e) planting, particularly on podiums, terraces and low level roof decks.
PO7	The multi-unit use is sited and designed to: (a) provide amenity for users of the premises whilst preserving the privacy and amenity of nearby properties; (b) provide adequate separation distance from adjoining uses; (c) preserve any existing vegetation that will buffer the proposed building; (d) allow for landscaping to be provided between buildings and street frontages and between neighbouring buildings; and (e) maintain the visual continuity and pattern of buildings and landscape elements within the street.	**AO7.1**	Buildings and structures comply with the minimum boundary setbacks in Table 9.3.17.3.2 Minimum boundary setbacks for multi-unit uses.
		AO7.2	The building has a top level and roof form that is shaped to: (a) reduce the bulk of the building; (b) provide a visually attractive skyline silhouette; and (c) screen mechanical plant and equipment from view.
Privacy and amenity for a multi-unit use			
PO8	Where a mixed use development, residential amenity is managed through design and operation, considering likely impacts of non-accommodation uses on or adjoining the premises.	**AO8.1**	No acceptable outcome.
PO9	The multi-unit use ensures that dwellings, rooming units, private open spaces and adjoining Accommodation activities are provided with a reasonable level of privacy and amenity.	**AO9.1**	Non-habitable room windows of a dwelling or rooming unit are not located opposite the non-habitable room windows of another dwelling or rooming unit, unless views are controlled

Performance Outcomes		Acceptable Outcomes	
			by screening devices, distance, landscaping or design of the opening.
		AO9.2	Where habitable room windows look directly at habitable room windows in an adjacent dwelling or rooming unit within 2m at the ground level or 9m at levels above the ground level, privacy is protected by: (a) window sill heights being a minimum of 1.5m above floor level; (b) fixed opaque glazing being applied to any part of a window below 1.5m above floor level; (c) fixed external screens; or (d) if at ground level, screen fencing to a minimum height of 2m.
		AO9.3	For development up to, and including, 3 storeys in height, the outlook from private, communal and public areas is screened, where direct view is available into the private open space of an existing dwelling.
PO10	The multi-unit use utilises appropriate lighting for the security of residents, whilst not impacting on the amenity of surrounding residents.	**AO10.1**	Glare conditions or excessive light spill into dwellings, rooming units, adjacent sites and public spaces is avoided or minimised through measures, such as: (a) the use of building design and architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance; and (b) the alignment of driveways and servicing areas to minimise vehicle headlight impacts on residential accommodation and private open space.
		AO10.2	All access points, footpaths, car parks, building entrances and foyers are provided with adequate illumination.
		AO10.3	All external lighting complies with AS4282 Control of the obtrusive effects of outdoor lighting and does not exceed 8 lux measured at any lot boundary and at any level.
Open space and landscaping			

Performance Outcomes		Acceptable Outcomes	
PO11	The multi-unit use provides communal and private open space and landscaping, such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces, and accommodate visitors.	**AO11.1**	At least 30% of the site area is provided as communal and private open space.
		AO11.2	Each ground floor dwelling or rooming unit has a courtyard or similar private open space area, directly accessible from the main living area and complying with the following minimum areas and dimensions respectively: (a) 10m² and 2.5m for a studio or rooming unit; (b) 18m² and 2.5m for a 1 bedroom unit; and (c) 20m² and 3.0m for a 2 or more bedroom unit.
		AO11.3	Each dwelling or rooming unit above ground floor level has a balcony or similar private open space area directly accessible from the living area and complying with the following minimum areas and dimensions respectively: (a) 4.5m² and 1.7m for a studio or rooming unit; (b) 5.5m² and 2.1m for a 1 bedroom unit; and (c) 8m² and 2.5m for a 2 or more bedroom unit.
		AO11.4	Where not adjoining a park or similar public open space, a minimum 2m high solid screen fence is provided and maintained along the full length of any side or rear boundary.
		AO11.5	Communal open space is provided on-site and complies with the following minimum areas and dimensions: (a) minimum width of 4m; and (b) area equal to 15% of total area of the site.
PO12	The scale and external finishes 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 buildings to blend in with the natural and rural landscape.	**AO12.1**	The architectural style and materials used for any new building: (a) use muted earth or environmental tones that blend with the rural and natural environment; and (b) use low reflective roofing and building materials. Note – Appropriate colours will depend on the existing native vegetation and backdrop. A colour palette may be requested by Council to ensure built form integration.

Performance Outcomes		Acceptable Outcomes	
Site facilities and waste management			
PO13	Adequate communal clothes drying facilities are provided where dwellings or rooming units are not provided with individual drying facilities.	**AO13.1**	Where dwellings or rooming units are not provided with individual clothes drying facilities, one or more outdoor communal clothes drying areas are provided in an accessible location, equipped with robust clothes lines.
PO14	Refuse disposal and recycling areas are located in convenient and unobtrusive positions and are capable of being serviced by the Council's refuse collection contractor. Note - Developments must comply with Council's Trade Waste Policy.	**AO14.1**	Refuse disposal and recycling areas are of an appropriate size and preferably use collective bins instead of multiple individual bins. Note - There should be sufficient space to accommodate the equivalent of two 240L bins (for waste and recycling) per dwelling per week contained in the communal bins.
		AO14.2	Refuse disposal and recycling areas are: (a) provided on-site; (b) screened by a solid fence or wall having a minimum height of 1.2m; (c) are not directly visible from the street; (d) are imperviously sealed, bunded and roofed; (e) contain a hose down area draining to the reticulated sewerage system; (f) are fitted with a strainer basket type drain outlet or other appropriate pre-treatment device; and (g) drain into the reticulated sewerage system.
		AO14.3	Backwash discharge from commercial swimming pools, spas and decorative ponds must be connected to the reticulated sewer system or otherwise approved by Council.
Additional requirements for rooming accommodation or short-term accommodation			
PO15	The rooming accommodation or short-term accommodation use is provided with sufficient facilities to accommodate the needs of temporary residents and staff.	**AO15.1**	Facilities including, but not limited to, kitchens, dining rooms, laundries and common rooms are provided for the use of temporary residents and staff.

Table 9.3.17.3.2 Minimum boundary setbacks for multi-unit uses

Building height	Boundary type	Minimum setback
Up to 8.5	Side	2m

	Front (primary)	6m
	Front (secondary)	3m
	Rear	2m
8.5m up to 11m	Side	4m
	Front (primary)	6m
	Front (secondary)	4m
	Rear	6m
11m to 16m	Side	4m
	Front (primary)	6m
	Front (secondary)	4m
	Rear	6m
16m up to 21m	Side	6m
	Front (primary)	6m
	Front (secondary)	6m
	Rear	6m
21m and above	Side	8m
	Front (primary)	6m
	Front (secondary)	6m
	Rear	8m

9.3.18 Telecommunications facility code

9.3.18.1 Application

This code applies to accepted and assessable development:

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

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

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

Note- Telecommunications requirements for fibre-ready pit and pipe infrastructure are detailed under Part 20A of the *Telecommunications Act 1997* or check Council's website for further assistance.

9.3.18.2 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 located with compatible uses and facilities;

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

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

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

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

9.3.18.3 Assessment benchmarks

Table 9.3.18.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Location and site suitability			
PO1	The telecommunications facility is located to minimise any adverse impacts on the amenity of a local area and protect community wellbeing.	**AO1.1**	The telecommunications facility is located at least: (a) 400m from any residential activity; (b) 500m from any childcare 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, except where a co-located

Performance Outcomes		Acceptable Outcomes	
			telecommunications tower uses a single structure.
Protection of visual amenity and landscape character			
PO2	Development is visually integrated with its landscape or townscape setting to not be visually dominant or unduly obtrusive.	**AO2.1**	Telecommunications facilities within view of key lookouts or adjoining scenic corridors along Gregory Cannon Valley Road, Conway Road, Crystal Brook Road, Rose Bay Road, Horseshoe Bay Road, Kings Beach Road or Bowen-Developmental Road between Bogie River and Strathmore Road, are designed and sited to be visually unobtrusive and: (a) if adjoining a scenic corridor, are setback 60m from the road frontage; (b) are adequately buffered by landscaping; (c) are of monopole design; and (d) are coloured non-reflective grey to blend with the sky. Editor's note – The full length of the above-mentioned roads are considered scenic corridors, except for Bowen-Developmental Road, as described.
Access, safety and security			
PO3	The telecommunications facility is accessible and secure, public safety is protected and potential damage from vandalism is minimised.	**AO3.1**	The telecommunications facility is provided with adequate access to allow periodic servicing and maintenance of the facility.
		AO3.2	Warning information signs and security fencing are provided around the perimeter of the telecommunications facility site to prevent unauthorised entry.

9.4 Other development codes

9.4.1 Advertising devices code

9.4.1.1 Application

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

9.4.1.2 Purpose 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 Whitsunday 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 to minimise visual clutter;

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

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

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

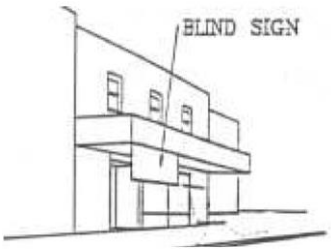
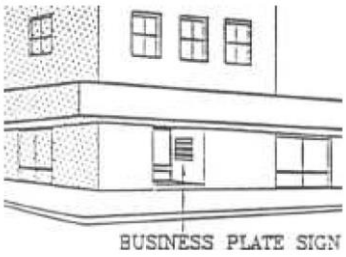
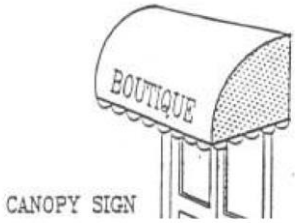
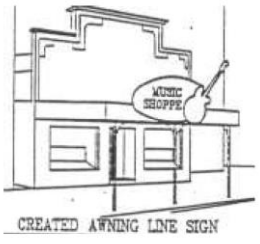
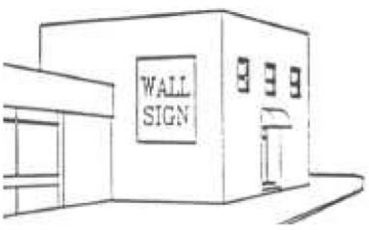
(f) an advertising device that is only visible from an elevated location or the air, such as sky signs and written roof signs, are avoided; and

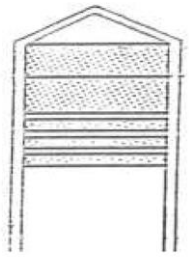
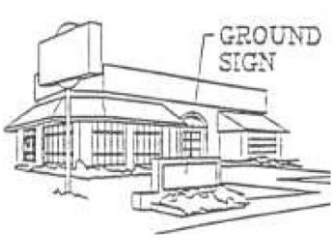
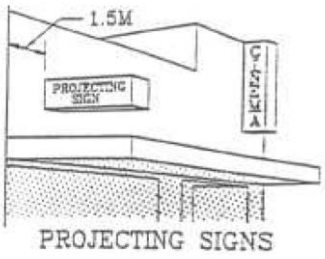
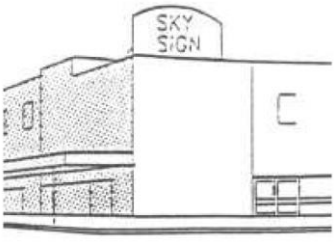
(g) an advertising device accommodates the legitimate need to provide directions and business identification in a manner that is consistent with achieving overall outcomes (a) to (f) above.

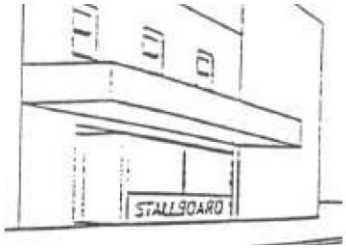
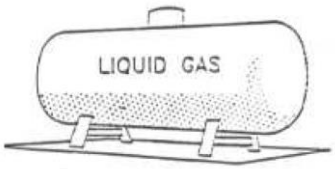
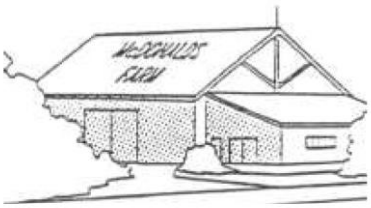
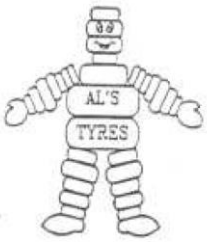
9.4.1.3 Description of advertising devices

Table 9.4.1.3.1 Description of advertising device types

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

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

Advertising device type	Written description	Pictorial description
Freestanding sign	An advertising device that is independent of a building and is supported by one or more columns, poles or pylons. The term includes devices containing third party advertising. Note - Freestanding sign includes billboard and pylon signs, where a billboard sign has a surface area wider than it is tall and a pylon sign has a surface area taller than it is wide.	
Ground sign	An advertising device that is independent of a building that is normally erected at a driveway entrance to identify the business or points of entry.	
Hamper sign	An advertising device painted or otherwise affixed above the door head or its equivalent height and below the awning level or verandah of a building.	
Projecting sign	An advertising device attached and mounted at a right angle to the façade of a building.	
Sky sign	An advertising device placed at or near the top of a building and projecting above the building.	

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

9.4.1.4 Assessment benchmarks

Table 9.4.1.4.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Requirements for all advertising device types			
General			
PO1	All advertising devices are: (a) compatible with the existing and future planned character of the locality in which they are erected; (b) compatible with the scale, proportion, bulk and other characteristics of buildings, structures, landscaping and other advertising devices on the site; (c) of a scale, proportion and form that is appropriate to the streetscape or other setting in which they are located; (d) sited and designed to: (i) be compatible with the nature and extent of development and advertising devices on adjoining sites; (ii) not interfere with the reasonable enjoyment of adjoining sites; (iii) not unreasonably obstruct lawfully established advertising devices; (iv) not unduly dominate the visual landscape; (v) maintain views or vistas of public value; and (vi) protect the visual amenity of scenic routes and lookouts; (e) designed, sited and integrated to avoid the proliferation of visual clutter.	**AO1.1**	The advertising device complies with the specific requirements of Table 9.4.1.4.2 Requirements for particular advertising devices.
		AO1.2	Advertising devices, other than billboards, must advertise a lawful business, product or service offered on the subject premises.
PO2	Frequent and large advertising devices along key scenic gateways are avoided.	**AO2.1**	Not more than two billboard advertising devices are permitted per 10km of scenic corridors along Gregory Cannon Valley Road, Conway Road, Crystal Brook Road, Kings Beach Road or Bowen-Developmental Road between Bogie River and Strathmore Road. Note - This includes the distance, by road, to billboard advertising devices located just outside of scenic corridors.

Performance Outcomes		Acceptable Outcomes	
			Editor's note – The full length of the above-mentioned roads are considered scenic corridors, except for Bowen-Developmental Road as described.
Movement and illumination			
PO3	An advertising device: (a) does not incorporate elements that move; and (b) incorporates illumination and lighting only where required and in a manner that does not create nuisance or detract from the amenity of the area.	**AO3.1**	The advertising device does not flash, revolve, move or contain mechanisms that give the impression of movement.
		AO3.2	Moving or variable message advertising devices are not located: (a) within 50 metres of land developed or intended for residential purposes; and (b) adjacent to any road which has a traffic speed of more than 60km/hr.
		AO3.3	The advertising device is not internally or externally illuminated.
Maximum site based sign face area			
PO4	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.	**AO4.1**	The total sign face area of all advertising devices on a site does not exceed 0.75m² of sign face area per linear metre of the street front boundary length.
Construction standards			
PO5	An advertising device is constructed to an appropriate and safe standard.	**AO5.1**	No support, fixing or other system required for the proper installation of an advertising device is exposed or protrudes in a manner that would create a potential safety hazard.
		AO5.2	The advertising devices are to be constructed from non-reflective materials that incorporate colours and finishes that complement and blend with the surrounding natural and built environment.
Traffic and safety hazards			
PO6	An advertising device does not cause a traffic or safety hazard.	**AO6.1**	The advertising device is not located in a position: (a) that presents a physical danger to pedestrians; (b) that disrupts pedestrian movement along the footpath or from the road to the footpath; or (c) that distracts the attention of motorists or obscures the

Performance Outcomes		Acceptable Outcomes	
			view of drivers or road users.
		AO6.2	An advertising device adjacent to a State controlled road complies with the Department of Transport and Main Roads *Roadside Advertising Manual 2019* and must not: (a) give instructions to traffic; or (b) imitate a traffic control device.
PO7	Advertising devices provide adequate clearance above pedestrian or traffic movement areas to ensure safe and unobstructed movement.	**AO7.1**	Where located above a pedestrian area, the advertising device provides a minimum clearance of: (a) 2.4m if rigid; or (b) 2.1m if flexible.
Requirements for particular advertising device types			
Freestanding signs			
PO8	A Freestanding sign is designed and sited to comply with the general amenity outcomes sought by PO1 of this code.	**AO8.1**	Where related to the use of the site, the total number of all freestanding signs on a site does not exceed: (a) one sign where the street front boundary length of the site is 30m or less; or (b) two signs where the total street front boundary length of the site is more than 30m.
		AO8.2	Where not related to the use of the site, the total number of all freestanding signs on a site does not exceed one (1) sign per three (3) km of frontage.
Requirements for advertising devices associated with a particular use			
Home based business			
PO9	Advertising devices for Home based business uses are of a scale and design consistent with the residential amenity of the locality.	**AO9.1**	Home based business uses are not permitted to display any advertising device other than a Business Name Plate.

Table 9.4.1.4.2 Requirements for particular advertising devices.

Advertising device type	Permitted zone	Orientation	Design Characteristics	Maximum surface area
Above awning sign	All zones	(a) Orientated at right angles to the building frontage; and (b) centrally located along the frontage of each shop or tenancy.	(a) Does not extend past the width of the awning or verandah; (b) does not exceed a maximum height of 600mm and a maximum depth of 300mm; and (c) is rigidly fixed.	1.4m².
Awning fascia or return fascia signs	All zones.	Not specified.	(a) Does not exceed a depth of 10mm; and (b) does not project out from either face of the awning.	Does not exceed 100% of the fascia.
Blind signs	All zones.	Not specified.	(a) Is predominantly constructed out of flexible materials; and (b) can be retracted or removed.	Does not exceed 50% of the blind.
Business name plates	All zones.	Limited to one sign per business entry point.	Displays only the name, occupation, contact details and hours of operation of the business.	1.0m².
Canopy signs	All zones.	Not applicable.	(a) Does not exceed a height of 600mm; (b) does not project out from the surface of the canopy; and	Does not exceed 50% of the canopy.

Advertising device type	Permitted zone	Orientation	Design Characteristics	Maximum surface area
			(c) does not project above or below the canopy.	
Created awning signs	All zones.	Not applicable.	(a) Does not project out from either face of the awning; and (b) does not extend more than 600mm above or below the fascia.	'Created' sign face area not exceeding 25% of the existing awning face area.
Flush wall signs	All zones.	Do not obscure any window or architectural feature of the building on which it is located.	(a) Does not project more than 300mm from the wall on which it is affixed; and (b) does not project beyond the property boundary, except as an authorised encroachment onto a road reserve.	The lesser of: (a) 30m²; or (b) 20% of the area of the wall.
Freestanding signs - billboard	The Rural zone, only where adjacent to a State controlled road.	(a) Minimum spacing between freestanding billboard signs is 3km; and (b) situated at least 3m from any adjoining site boundary.	(a) Has a maximum of two sign faces; (b) is mounted as a freestanding structure in a landscaped environment; (c) framework and back of the sign face area are not visible or blend with the surrounding field of view; and (d) has a maximum height of 9m.	9m² per sign face.

Advertising device type	Permitted zone	Orientation	Design Characteristics	Maximum surface area
Freestanding signs – Pylon	(a) A centre zone; (b) an industry zone; (c) the Recreation and open space zone; (d) the Community facilities zone; (e) the Mixed use zone; and (f) the Rural zone, only where adjacent to a State controlled road.	(a) Minimum spacing between freestanding signs is: (i) 3km, if erected on land in the Rural zone; or (ii) otherwise, 20m; and (b) is situated at least 3m from any adjoining site boundary.	(a) Has a maximum of two sign faces; (b) is mounted as a freestanding structure in a landscaped environment; (c) framework and back of the sign face area are not visible or blend with the surrounding streetscape or field of view; (d) has a maximum height of 9m; and (e) has a maximum width of 3m.	9m² per sign face.
Ground signs	All zones.	Minimum spacing between ground signs is 100m.	(a) Is displayed in a landscaped environment; (b) has a maximum of two sign faces; and (c) has a maximum height of 1.5m.	4m² per sign face.
Hamper signs	All zones.	Not applicable.	(a) Project no more than 300mm from the wall; and (b) does not extend beyond the length of the building wall.	Limited to that area between the door head and the underside of the verandah or awning roof.
Projecting signs	All zones.	(a) Situated at least 2m from any site boundary; and	Does not project higher than the gutter line of the building.	2m².

Advertising device type	Permitted zone	Orientation	Design Characteristics	Maximum surface area
		(b) not more than one projecting sign is erected for the premises.		
Sign written roof sign	Is not erected within the Planning Scheme area.	Not applicable.	Not applicable.	Not applicable.
Sky sign	Is not erected within the Planning Scheme area.	Not applicable.	Not applicable.	Not applicable.
Stallboard signs	All zones.	Are designed such that the sign face is recessed inside the Stallboard facing.	Does not project beyond the property boundary, except as an authorised encroachment onto a road reserve.	Limited to the Stallboard area below a street front window.
Structure signs	(a) A centre zone; (b) an industry zone; and (c) the Mixed use zone.	Not applicable.	(a) Does not project beyond the surface of the structure; and (b) must be on a structure ancillary to the use of the premises.	4m².
Three dimensional replica object or shape sign	(a) A centre zone; (b) an industry zone; and (c) the Mixed use zone.	Not applicable.	Council may determine to allocate an additional advertising device type and assess against those requirements based on the characteristics of the sign.	The surface area is calculated by taking the largest two dimensional cross section of the object and multiplying by two.
Under awning signs	(a) A centre zone; (b) an industry zone; and (c) the Mixed use zone.	(a) Oriented at right angles to the building frontage; and (b) centrally located along the frontage of each shop or tenancy,	(a) Is no longer than the width of the awning or verandah; (b) has a maximum height of 600mm and maximum depth of 300mm;	2.5m² per sign face.

Advertising device type	Permitted zone	Orientation	Design Characteristics	Maximum surface area
		provided that one additional sign may also be erected at the entrance of an arcade.	(c) has a maximum of two sign faces; and (d) is rigidly fixed.	
Window sign	All zones.	Located on ground storey windows only.	Not applicable	Does not exceed 50% of the window.

9.4.2 Construction management code

9.4.2.1 Application

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

9.4.2.2 Purpose and overall outcomes

(1) The purpose of the Construction management code is to ensure that development works meets the needs of the development and is undertaken in a sustainable manner in accordance with best practice.

(2) The purpose of the Construction management 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; and

(c) development does not compromise or interfere with the integrity or function of existing utilities, road or infrastructure.

9.4.2.3 Assessment benchmarks

Table 9.4.2.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Construction management			
PO1	Air emissions, noise or lighting arising from construction activities and works do not adversely impact on surrounding areas.	**AO1.1**	Dust emissions do not cause environmental nuisance beyond the boundary of the site.
		AO1.2	Air emissions, including odours, are not detectable at the boundary of the site.
		AO1.3	Noise generating equipment is enclosed, shielded or acoustically treated in a manner which ensures the equipment achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the *Environmental Protection (Noise) Policy 2008*.
		AO1.4	Outdoor lighting complies with AS4282 (Control of the obtrusive effects of outdoor lighting).
PO2	Construction activities and works are managed such that all reasonable and practicable measures are taken to protect	**AO2.1**	Development is located, designed and constructed in accordance with an Erosion and sediment control plan, prepared

Performance Outcomes		Acceptable Outcomes	
	the environmental values of water and the functionality of stormwater infrastructure from the impacts of erosion, turbidity and sedimentation, both on and downstream of the development site.		in accordance with the requirements specified the PSP SC6.8 WRC development manual.
		AO2.2	The ESPC demonstrates that release of sediment-laden stormwater is avoided during the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed below in Table 9.4.2.3.2 Stormwater management design objectives – construction phase.
		AO2.3	Erosion and Sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions and appropriate recommendation from a suitability qualified person.
PO3	Construction activities and works are undertaken such that existing utilities, roads and drainage infrastructure: (a) continue to function efficiently; and (b) can be accessed by the relevant authority for maintenance purposes.	**AO3.1**	Existing utilities, roads and drainage infrastructure are protected or relocated in accordance with the standards specified in PSP SC6.8 WRC development manual.
		AO3.2	The costs of any alterations or repairs to utilities, roads and drainage infrastructure are met by the developer.
PO4	Traffic and parking generated during construction activities are well planned and managed.	**AO4.1**	Any traffic or parking generated as a result of construction activities are managed to minimise potential impacts on the amenity of the surrounding area.
PO5	Construction activities and works provide appropriate opportunities for waste minimisation and recycling where possible.	**AO5.1**	Construction activities and works provide for: (a) separation of recyclable material; (b) storage of waste and recyclable material; and (c) collection of waste and recyclable material in a manner that minimises adverse impacts on the amenity and safety of surrounding areas.
Vegetation Clearing			

Performance Outcomes		Acceptable Outcomes	
PO6	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, waterways 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; and (f) vegetation of historical, cultural or visual significance is retained.	**AO6.1**	Vegetation clearing, other than exempt vegetation clearing: (a) does not occur; or (b) where any permanent, irreversible loss of identified ecological values occurs due to vegetation clearing, rehabilitation is undertaken in accordance with D2: Site regrading and D9: Landscaping of PSP SC6.8 (WRC development manual). Note— The assessment and deciding of vegetation clearing issues will include but not necessarily be limited to: (a) any current development approval attached to the land which may include conditions or measures relating to vegetation retention or protection; (b) whether the vegetation is specifically protected by a vegetation protection order, covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant vegetation; (c) whether the vegetation is identified or referred to in State or Federal legislation; (d) whether the vegetation is located on a prominent hillside, slope or ridgeline; (e) whether vegetation clearing may cause or contribute to erosion or slippage; (f) whether the vegetation is or forms part of a riparian area or other habitat network and is valuable to the functioning of that network; (g) whether the vegetation is or is capable of forming or contributing to a buffer between different land uses; (h) whether the vegetation is or is capable of forming or contributing to a visual buffer, agricultural buffer or a buffer against pollution, light spillage or noise; (i) whether the vegetation contributes to visual amenity, landscape quality or cultural heritage significance; and (j) the likely effectiveness of any proposed rehabilitation measures.
PO7	Vegetation clearing on slopes is minimised to maintain slope stability and prevent erosion and slippage to maintain slope.	**AO7.1**	Vegetation clearing on slopes15% or greater is avoided or where unavoidable, minimised. Note – This may be demonstrated by undertaking a Vegetation management plan in accordance with PSP SC6.2 Environmental features.

Performance Outcomes		Acceptable Outcomes	
PO8	Construction activities and works provide for: (a) the protection of the aesthetic and ecological values of retained vegetation; and (b) impacts on fauna to be minimised.	**AO8.1**	The health and stability of retained vegetation is maintained or enhanced during construction activities by: (a) clearly marking vegetation to be retained with temporary fencing and flagging tape; (b) installing 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. Note – This may be demonstrated by undertaking a Vegetation management plan in accordance with PSP SC6.2 Environmental features.
		AO8.2	All works carried out in the vicinity of retained vegetation comply with D9: Landscaping of PSP SC6.8 WRC development manual and AS4970 (Protection of trees on development sites) and AS4687 (Temporary fencing and hoarding).
PO9	Vegetation clearing activities do not directly, indirectly or cumulatively interfere with, or have a worsening effect on, natural stormwater flows within the site.	**AO9.1**	Following any vegetation clearing, natural stormwater flows within the site are identified, captured and diverted to a lawful point of discharge.
Non-tidal artificial waterway			
PO10	The establishment of a non-tidal artificial waterway must provide a deed of agreement for the management and operation of the waterway.	**AO10.1**	Any non-tidal artificial waterway is managed and operated by a responsible entity for the life of the waterway by deed of agreement that: (a) identifies the waterway; (b) states a period of responsibility for all entities; (c) states a process for any transfer of responsibility for the waterway; (d) states required actions under the agreement for

Performance Outcomes		Acceptable Outcomes	
			monitoring the water quality of the waterway and all receiving waters; (e) states required actions under the agreement for maintaining the waterway, including any relevant conditions of a development approval; and (f) identifies funding sources for the above, such as bonds or levies.
PO11	Non-tidal artificial waterways are managed and operated by suitably qualified persons to achieve water quality objectives in natural waterways.	**AO11.1**	Any non-tidal artificial waterway is designed, constructed and managed by a suitably qualified Registered Professional Engineer Queensland (RPEQ) with experience in establishing and managing artificial waterways to achieve relevant water-quality objectives, including: (a) aquatic weeds are managed in any non-tidal artificial waterway to achieve a low percentage of coverage of the water surface area (less than 10%); and (b) pests and vectors, such as mosquitoes, are managed through avoiding stagnant water areas, establishing native fish predators or any other best practices for monitoring and treatment.
		AO11.2	Wastewater and stormwater discharge in waterways is managed to avoid, or minimise, the release of nutrients of concern to minimise the occurrence, frequency and intensity of coastal algal blooms. Note – nutrients of concern are included in the PSP 6.2.6 (Stormwater Management) and WRC Stormwater Quality Guidelines.
PO12	Non-tidal artificial waterways are designed to protect biodiversity and environmental values.	**AO12.1**	Any non-tidal artificial waterway must be designed and managed for all of the following functions: (a) aesthetic landscaping and recreation; (b) flood management;

Performance Outcomes		Acceptable Outcomes	
			(c) stormwater harvesting as part of an integrated water cycle management plan; or (d) aquatic habitat.
		AO12.2	The quality and integrity of declared fish habitat areas and water entering them is maintained.
PO13	Non-tidal artificial waterways are located in a way that is compatible with the land use constraints of the site and do not cause adverse impacts on the quality and integrity of water upstream or downstream properties and catchments, including the Great Barrier Reef Marine Park.	**AO13.1**	If the proposed development involves a non-tidal artificial waterway: (a) environmental values in existing downstream waterways and associated habitats are protected; (b) there are no adverse impacts on the long-term stability of the bed and banks of the waterway; (c) groundwater recharge areas are not affected; (d) the location of the waterway incorporates low lying areas of a catchment connected to an existing waterway; (e) existing areas of ponded water are included; and (f) non-tidal artificial waterways are located: (i) outside natural wetlands and any associated buffer areas; (ii) to minimise disturbing soils or sediments; and (iii) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazard areas.
PO14	A non-tidal artificial waterway is located in a way that is compatible with existing tidal waterways.	**AO14.1**	Where a non-tidal artificial waterway is located adjacent to, or is connected to, a tidal waterway by means of a weir, lock, pumping system or similar: a) there is sufficient flushing or a tidal range of >0.3m; b) any tidal flow alteration does not adversely impact on the tidal waterway; or c) there is no introduction of salt water into freshwater environments.

Table 9.4.2.3.2 Stormwater management design objectives – construction phase

Issue	Design Objectives
Drainage control	1. Manage stormwater flows around or through areas of exposed soil to avoid contamination. 2. Manage sheet flows in order to avoid or minimise the generation of rill or gully erosion. 3. Provide stable concentrated flow paths to achieve the Construction phase - stormwater management design objectives for temporary drainage works (Table 9.4.2.3.3). 4. Provide emergency spillways for sediment basins to achieve the Construction phase - stormwater management design objectives for emergency spillways on temporary sediment basins (Table 9.4.2.3.4).
Erosion control	1. Stage clearing and construction works to minimise the area of exposed soil at any one time. 2. Effectively cover or stabilise exposed soils prior to predicted rainfall. 3. Prior to completion of works for the development, and prior to removal of sediment controls, all site surfaces must be effectively stabilised using methods which will achieve effective short-term stabilisation.
Sediment control	1. Direct runoff from exposed site soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk. 2. All exposed areas greater than 2500m² must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range (6.5–8.5).
Water quality	1. Remove gross pollutants and litter. 2. Avoid the release of oil or visible sheen to released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	1. Where measures are required to meet post-construction waterway stability objectives (specified in WRC Stormwater Quality Guideline), these are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction. 2. Earthworks and the implementation of erosion and sediment controls are undertaken in ways which ensure flooding characteristics (including stormwater quantity characteristics) external to the development site are not worsened during construction for all events up to and including the 1 in 100 year ARI (1% AEP).

Table 9.4.2.3.3 Construction phase – stormwater management design objectives for temporary drainage works

Temporary Drainage works	Anticipated operation design life and minimum design storm event		
	<12 months	12-24 months	>24 months
Drainage structure	1 in 2 year ARI/39% AEP	1 in 5 year ARI/18% AEP	1 in 10 year ARI/10% AEP
Where located immediately up-slope of an occupied property that would be adversely affected	1 in 10 year ARI/10% AEP		

by the failure or overtopping of the structure	
Culvert crossing	1 in 1 year ARI/63% AEP

Table 9.4.2.3.4 Construction phase – stormwater management design objectives for emergency spillways on temporary sediment basins

Temporary Drainage works	Anticipated operation design life and minimum design storm event		
	<3 months	3-12 months	>12 months
Emergency spillways on temporary sediment basins	1 in 10 year ARI/10% AEP	1 in 20 year ARI/5% AEP	1 in 50 year ARI/2% AEP

9.4.3 Excavation and filling code

9.4.3.1 Application

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

9.4.3.2 Purpose and overall outcomes

(1) The purpose of the Excavation and filling code is to ensure that development works meets the needs of the development and is undertaken in a sustainable manner in accordance with best practice.

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

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

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

9.4.3.3 Assessment benchmarks

Table 9.4.3.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
PO1	Filling or excavation does not prevent or create difficult access to the property.	**AO1.1**	Driveways are able to be constructed and maintained in accordance with the requirements of the D2: Site regrading and S1: Earthworks of PSP SC6.8 WRC development manual.
PO2	Excavation and filling: (a) does not cause environmental harm; (b) does not impact adversely on visual amenity or privacy; (c) maintains natural landforms as far as possible; and (d) is stable in both the short and long term.	**AO2.1**	Development provides that: (a) on sites of: (i) 15% slope or more, 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 1.0m 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

Performance Outcomes		Acceptable Outcomes	
			not necessitate the removal of any vegetation; (c) retaining walls are no greater than 1.0m high; (d) retaining walls are constructed a minimum 150mm from property boundaries; (e) all stored material is: (i) contained wholly within the site; (ii) located in a single manageable area that does not exceed 50m^2; (iii) located at least 10m from any property boundary; and (f) any batter or retaining wall is structurally adequate.
PO3	Filling or excavation does not interfere with natural stormwater flows.	**AO3.1**	Any filling or excavation does not restrict or interfere with overland flow.
PO4	Filling or excavation does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development site.	**AO4.1**	Development does not result in a reduction in flood storage capacity.
		AO4.2	Development does not change flood flows, velocities or levels external to the development site.
PO5	Filling or excavation does not result in any contamination of land or water, or pose a health or safety risk to users and neighbours of the site.	**AO5.1**	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.

9.4.4 Healthy Waters Code

9.4.4.1 Application

This code applies to assessable development identified as requiring assessment against the Healthy waters code by the table of assessment in Part 5 (Tables of Assessment) and involves:

(1) a material change of use for an urban purpose on a premises 2,500m² or greater in size that will result in:

(a) six or more dwellings; or

(b) an impervious area greater than 25% of the net developable area;

(2) reconfiguring a lot for an urban purpose on a premises 2,500m² or greater in size that will result in six or more lots, as a total of all stages of the development;

(3) operational works for an urban purpose that involves disturbing a land area 2,500m² or greater in size; or

(4) development located wholly outside the PIA that involves:

(a) a material change of use for Intensive animal industry, Medium impact industry, High impact industry, Special industry, Extractive industry, Motor sport facility or Renewable energy facility;

(b) a material change of use for Utility installation that involves waste management facilities or sewerage, drainage or stormwater services; or

(c) reconfiguring a lot to create six or more lots as a total of all stages of the development, if any resultant lot is less than 16 hectares in size and any of the lots created will rely on on-site wastewater treatment.

9.4.4.2 Purpose and Overall Outcomes

(1) The purpose of the Healthy waters code is to ensure that development layout and sustainable stormwater management infrastructure protects water quality, public health and environmental values in waterways, including ephemeral and perennial streams, creeks, rivers, lakes, estuarine areas, bays and the Great Barrier Reef, and integrates with the character of the area.

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

(a) development is located, designed, constructed and established to:

(i) protect and enhance the environmental values and flow regimes of waterways, wetlands, lakes and ground waters;

(ii) reflect the regional climate and the site's landscape characteristics;

(iii) enhance biodiversity, landscape and recreational values;

(iv) achieve acceptable maintenance, renewal and adaptation costs and reduce whole-of-lifecycle costs;

(v) protect public health and safety; and

(vi) minimise waste.

9.4.4.3 Assessment benchmarks

Table 9.4.4.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Stormwater quality			
PO1	Development protects or enhances the environmental values and water quality objectives of receiving waters or buffer areas within or downstream of a site.	**AO1.1**	Development achieves the water quality objectives specified in the WRC Stormwater Quality Guideline. Note – This may be demonstrated by preparing a Stormwater quality management plan in accordance with PSP SC6.2.6 Stormwater management plan.
Hydrology and waterway stability			
PO2	Development prevents increased channel bed and bank erosion in waterways by limiting changes in flow rate and flow duration within receiving waters.	**AO2.1**	Development achieves the waterway stability objectives specified in the WRC Stormwater Quality Guideline. Note – This may be demonstrated by preparing a Stormwater quality management plan in accordance with PSP SC6.2.6 Stormwater management plan.
Infrastructure			
PO3	Stormwater management devices are designed to: (a) minimise health and safety hazards; (b) minimise maintenance, renewal, adaptation costs and the requirement for specialised equipment or maintenance techniques; (c) be visually integrated into the development; and (d) enhance biodiversity.	**AO3.1**	Development achieves the integrated design objectives specified in the WRC Stormwater Quality Guideline. Note – This may be demonstrated by preparing a Stormwater quality management plan in accordance with PSP SC6.2.6 Stormwater management plan.
PO4	Stormwater management systems are established and maintained during the maintenance period to ensure optimal vegetation growth and achieve the design objectives at the end of the maintenance period.	**AO4.1**	Construction, establishment and maintenance of stormwater management systems is undertaken in accordance with the WRC Stormwater Quality Guideline and PSP SC6.8 (WRC Development manual).
Wastewater requirements			
PO5	The development does not discharge wastewater, unless demonstrated to be best practice environmental management.	**AO5.1**	A WWMP is prepared by a suitably qualified person and addresses: (a) wastewater type; (b) climatic conditions; (c) WQO; (d) best-practice environmental management; and (e) Water Sensitive Urban Design.

Performance Outcomes		Acceptable Outcomes	
		AO5.2	The WWMP provides that wastewater is managed in accordance with a waste management hierarchy that: a) avoids wastewater discharges to waterways; or b) if wastewater discharge to waterways cannot practicably be avoided, development minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water or groundwater.
Non-tidal artificial waterway			
PO6	The establishment of a non-tidal artificial waterway must provide a deed of agreement for the management and operation of the waterway.	**AO6.1**	Any non-tidal artificial waterway is managed and operated by a responsible entity for the life of the waterway by deed of agreement that: (g) identifies the waterway; (h) states a period of responsibility for all entities; (i) states a process for any transfer of responsibility for the waterway; (j) states required actions under the agreement for monitoring the water quality of the waterway and all receiving waters; (k) states required actions under the agreement for maintaining the waterway, including any relevant conditions of a development approval; and (a) identifies funding sources for the above, such as bonds or levies.
PO7	Non-tidal artificial waterways are managed and operated by suitably qualified persons to achieve water quality objectives in natural waterways.	**AO7.1**	Any non-tidal artificial waterway is designed, constructed and managed by a suitably qualified Registered Professional Engineer Queensland (RPEQ) with experience in establishing and managing artificial waterways to achieve relevant water-quality objectives, including: (c) aquatic weeds are managed in any non-tidal artificial waterway to achieve a low percentage of coverage of the water surface area (less than 10%); and (a) pests and vectors, such as mosquitoes, are managed

Performance Outcomes		Acceptable Outcomes	
			through avoiding stagnant water areas, establishing native fish predators or any other best practices for monitoring and treatment.
		AO7.2	Wastewater and stormwater discharge in waterways is managed to avoid, or minimise, the release of nutrients of concern to minimise the occurrence, frequency and intensity of coastal algal blooms. Note – nutrients of concern are included in the PSP 6.2.6 (Stormwater Management) and WRC Stormwater Quality Guidelines.
PO8	Non-tidal artificial waterways are designed to protect biodiversity and environmental values.	**AO8.1**	Any non-tidal artificial waterway must be designed and managed for all of the following functions: (e) aesthetic landscaping and recreation; (f) flood management; (g) stormwater harvesting as part of an integrated water cycle management plan; or (a) aquatic habitat.
		AO8.2	The quality and integrity of declared fish habitat areas and water entering them is maintained.
PO9	Non-tidal artificial waterways are located in a way that is compatible with the land use constraints of the site and do not cause adverse impacts on the quality and integrity of water upstream or downstream properties and catchments, including the Great Barrier Reef Marine Park.	**AO9.1**	If the proposed development involves a non-tidal artificial waterway: (g) environmental values in existing downstream waterways and associated habitats are protected; (h) there are no adverse impacts on the long-term stability of the bed and banks of the waterway; (i) groundwater recharge areas are not affected; (j) the location of the waterway incorporates low lying areas of a catchment connected to an existing waterway; (k) existing areas of ponded water are included; and (l) non-tidal artificial waterways are located: (i) outside natural wetlands and any associated buffer areas; (ii) to minimise disturbing soils or sediments; and

Performance Outcomes		Acceptable Outcomes	
			to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazard areas.
PO10	A non-tidal artificial waterway is located in a way that is compatible with existing tidal waterways.	**AO10.1**	Where a non-tidal artificial waterway is located adjacent to, or is connected to, a tidal waterway by means of a weir, lock, pumping system or similar: d) there is sufficient flushing or a tidal range of >0.3m; e) any tidal flow alteration does not adversely impact on the tidal waterway; or there is no introduction of salt water into freshwater environments.

9.4.5 Infrastructure code

9.4.5.1 Application

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

9.4.5.2 Purpose and overall outcomes

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

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

(a) 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;

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

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

(d) infrastructure is integrated with surrounding networks; and

(e) development over or near infrastructure does not compromise or interfere with the integrity of the infrastructure.

9.4.5.3 Assessment benchmarks

Table 9.4.5.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Infrastructure, services and utilities			
PO1	Development is provided with infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs.	**AO1.1**	Where available, development is provided with appropriate connection to reticulated sewerage, water supply, stormwater drainage, electricity, telecommunications and gas services, where available in the street, at no cost to the Council, including provision by way of dedicated road, public reserve or by way of easements to ensure continued access is available to these services.
		AO1.2	In an urban area, electricity infrastructure is provided underground where: (a) five or more new lots are created; (b) a new road is created; or (c) there is existing underground power in the

Performance Outcomes		Acceptable Outcomes	
			vicinity of the development site.
		AO1.3	Where reticulated sewerage is not available, an on-site treatment and disposal system is provided that complies with the requirements of the *Queensland Plumbing and Wastewater Code.*
		AO1.4	Where reticulated water supply is not available, development is provided with adequate on-site rainwater collection through: (a) a potable water supply or water potable storage collection system, having a minimum of 70,000 litres; or (b) development undertakes an on-site water needs assessment to determine water usage specific to the on-site uses. Note - Development is required to meet the firefighting requirements of the Building Code of Australia, independent of the supplies listed above. Note - Any potable water supply must be in accordance with the *Public Health Act 2005*.
PO2	Development provides for infrastructure, services and utilities that are planned, designed and constructed in a manner which: (a) ensures appropriate capacity to meet the current and planned future needs of the development; (b) is integrated with and efficiently extends existing networks; (c) minimises risk to life and property; (d) avoids ecologically important areas; (e) minimises risk of environmental harm; (f) achieves acceptable maintenance, renewal and adaptation costs; (g) can be easily and efficiently maintained; (h) minimises potable water demand and wastewater production;	**AO2.1**	Infrastructure is planned, designed and constructed with PSP SC6.8 WRC development manual for development works, or where applicable, the requirements of the service provider.
		AO2.2	Development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services, taking into account the capacity of existing and future infrastructure.
		AO2.3	Compatible public utility services are co-located in common trenching, in order to minimise the land required and costs for underground services.

Performance Outcomes		Acceptable Outcomes	
	(i) ensures the ongoing construction or operation of the development is not disrupted; (j) where development is staged, each stage is fully serviced before a new stage is released; (k) ensures adequate clearance zones are maintained between utilities and dwellings to protect residential amenity and health; and (l) minimises visual and amenity impacts.	**AO2.4**	Infrastructure, services and utilities are located and aligned to: (a) avoid disturbance of ecologically important areas; (b) minimise earthworks; and (c) avoid crossing waterways or wetlands.
		AO2.5	Where the crossing of a waterway or wetland cannot be avoided tunnel boring techniques are used to minimise disturbance and disturbed areas are reinstated and revegetated on completion of works.
		AO2.6	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.
		AO2.7	Access easements for maintenance purposes are provided over Council infrastructure within privately owned land.
PO3	Short-term accommodation, Multi-unit uses, mixed use development with two or more uses on-site and Reconfiguration of a lot involving a private road: (a) provides an effective waste system for anticipated waste generation; (b) mitigates operational and amenity impacts of waste collection; and (c) minimises the proliferation of individual wheelie bins for collection at the road frontage of the development through a Waste management plan. Note – This may be demonstrated by undertaking a Waste management plan in accordance with PSP SC6.9 (Waste management policy).	**AO3.1**	A Waste management plan is developed in accordance with PSP SC6.9 (Waste management policy) for a: (a) residential subdivision with 4 or more lots; (b) Multiple dwelling; (c) Short-term accommodation; (d) Relocatable home park; (e) Retirement facility; (f) Tourist park; (g) Rooming accommodation; (h) Resort complex; or (i) Mixed use development with two or more uses onsite.
Community infrastructure			
PO4	Development involving essential infrastructure for community and/or services remains	**AO4.1**	Development identified in the Table 8.2.9.3.3 (Flood immunity for community infrastructure

Performance Outcomes		Acceptable Outcomes	
	functional to serve community need during and immediately after a flood event.		and services) is provided with the defined Level of immunity and: (a) is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; (b) retains essential site access during a flood event; and (c) is able to remain functional even when other infrastructure or services may be compromised in a flood event. Note - Essential community infrastructure is defined in the State Planning Policy 2017. Note - This may be demonstrated by preparing a Flood hazard assessment report in accordance with PSP SC6.5 (Natural hazards).
Stormwater management infrastructure			
PO5	Development provides for the effective drainage of lots and roads in a manner that: (a) maintains the pre-existing or natural flow regime; (b) effectively manages stormwater quality and quantity; (c) prevents increased channel bed and bank erosion in waterways; and (d) ensures no adverse impacts on receiving waters, adjacent properties on surrounding land.	**AO5.1**	The development of stormwater management infrastructure is designed in accordance with Stormwater drainage of PSP SC6.8 WRC development manual.
Works over or near sewerage, water and stormwater drainage infrastructure			
PO6	Building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure: (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	**AO6.1**	Building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the PSP SC6.8 WRC development manual.
Fire services in developments accessed by common private title			
PO7	Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO7.1**	Residential streets and common access ways within a common private title should have hydrants placed at

Performance Outcomes		Acceptable Outcomes	
			intervals of no more than 120m and at each intersection. Hydrants may have a single outlet and should 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 90m intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
PO8	Road widths and construction within the development are 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.	**AO8.1**	Road access minimum clearances of 3.5m wide and 4.8m high are provided for safe passage of emergency vehicles.
PO9	Hydrants are suitably identified, so that fire services can locate them at all hours.	**AO9.1**	Hydrants are identified as specified in the *Traffic and Road Use Management Manual, Volume 1: Guide to traffic management*, Part 10: Traffic Control and Communication Devices, Section 6.7.2-1 Fire hydrant indication system. Editor's Note - Document available on the Department of Transport and Main Roads Website.

9.4.6 Landscaping code

9.4.6.1 Application

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

9.4.6.2 Purpose and overall outcomes

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

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

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

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

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

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

(e) public landscaping works are provided in a manner consistent with Council's relevant requirements and standards;

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

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

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

9.4.6.3 Assessment benchmarks

Table 9.4.6.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Landscape design generally			
PO1	Landscaping is established on the site to maintain the amenity enjoyed by people using the premises and the adjoining premises.	**AO1.1**	Development provides for landscaping that contributes to and creates a high-quality landscape character for the site, street, local area and the Whitsunday region, by: (a) promoting the character of the Whitsunday region as a tropical environment;

Performance Outcomes		Acceptable Outcomes	
			(b) being sensitive to site conditions, natural landforms and landscape characteristics; (c) protecting and enhancing native vegetation, wildlife habitat and ecological values; (d) protecting and framing significant views, vistas and areas of high scenic quality; and (e) being of an appropriate scale to integrate successfully with development. (f) Note – This may be demonstrated by preparing a site specific Landscaping plan in accordance with PSP SC6.4 Landscaping.
Retention of vegetation and topographic features in layout and design of landscaping			
PO2	Development provides landscaping that, as far as practicable, retains, protects and enhances existing trees, vegetation and topographic features of ecological, recreational, aesthetic and cultural value.	**AO2.1**	Existing remnant vegetation and native non-remnant vegetation is retained and integrated within the landscaping concept of new development.
		AO2.2	Where established vegetation is removed or damaged to make way for new development, it is replaced with vegetation of the same or similar species within the development site.
Character and amenity			
PO3	Development provides for landscaping that protects and enhances the character and amenity of the site, streetscape and surrounding locality.	**AO3.1**	Built form is softened and integrated with the broader landscape by structured landscape planting.
		AO3.2	Unless otherwise specified, car parks and driveways are screened by: (a) a planting bed of at least 1.5m wide where adjacent to an Accommodation activity; or (b) a planting bed of at least 3m wide where adjacent to a street frontage or public open space.
		AO3.3	Car parking areas are provided with a minimum of 1 shade tree for every 4 car parking spaces. All trees are to be planted within a deep natural ground/structured soil garden bed, protected by raised kerbs,

Performance Outcomes		Acceptable Outcomes	
			wheel stops or bollards as required.
		AO3.4	Front boundary fences and walls are articulated by recesses that: (a) allow for dense vegetative screening; and (b) have a minimum depth of 1m to the full height of the fence or wall for at least 50% of the length.
		AO3.5	Storage and utility areas are completely screened by vegetation or built screens, except for access ways to these areas.
Streetscape landscaping			
PO4	Development provides for a streetscape landscaping that contributes to the character and amenity of surrounding development and assists in fostering social interaction.	**AO4.1**	Streetscape landscaping: (a) incorporates shade trees; (b) contributes to the continuity and character of existing and proposed streetscapes; (c) in established urban areas, incorporates landscape design, such as planting, pavements, furniture and structures, that reflect and enhance the character of the streetscape; (d) in new or establishing urban areas, incorporates landscape design, such as planting, pavements, furniture and structures, that is consistent with and complementary to the natural landscape character of the local area; and (e) incorporates garden planting in conjunction with street tree planting at major junctions only.
Vertical landscaping			
PO5	Development involving green roofs, walls or podiums; uses plants that are resilient to natural hazards and minimises maintenance requirements through design.	**AO5.1**	Development involving green roofs, podiums or walls incorporates the capture and re-use of stormwater or specifically designed irrigation systems to reduce maintenance.
		AO5.2	Plants are of a resilient species specific to the local climatic conditions and are planted in a structure designed to protect the root ball and enable regrowth following severe weather events.
Species selection			

Performance Outcomes		Acceptable Outcomes	
PO6	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.	**AO6.1**	Landscaping planting utilises locally endemic and/or other native species, in accordance with the PSP SC6.4 Landscaping.
		AO6.2	Species that have the potential to become an environmental weed or are known to be toxic to people or animals are not used in any landscaping works.
Safety, security and accessibility			
PO7	Development provides for landscaping that: (a) clearly defines public and private spaces; (b) promotes passive surveillance of public and semi-public spaces; (c) enhances personal safety and security; and (d) provides universal and equitable access.	**AO7.1**	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; (b) allows passive surveillance into, and visibility within, communal recreational spaces, children's play areas/playgrounds, pathways and car parks; (c) 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; (d) minimises the use of dense shrubby vegetation over 1.5m in height along street frontages and adjacent to open space areas; (e) incorporates pedestrian surfaces that are slip-resistant, stable and trafficable in all weather conditions; (f) provides security and pathway level lighting to site entries, driveways, parking areas, building entries and pedestrian pathways; and (g) provides universal access in accordance with AS1428 Design for access and mobility.
		AO7.2	Fences and screens to street frontages are visually permeable for 50% of their face area to provide opportunities for passive surveillance.

Performance Outcomes		Acceptable Outcomes	
Climate control and energy efficiency			
PO8	Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation.	**AO8.1**	Landscaping elements are positioned to shade walls, windows and outdoor areas from summer sun.
		AO8.2	Landscaping allows winter sun access to living areas, north facing windows and public spaces.
		AO8.3	Landscaping, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds.
Water sensitive urban design			
PO9	Development provides for landscaping that promotes the efficient and sensitive use of water through appropriate plant selection, layout and by maximising opportunities for water infiltration.	**AO9.1**	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.
PO10	Development provides for landscaping of stormwater management infrastructure that: (a) reduces maintenance costs and requirements; (b) integrates visually with its surroundings; and (c) facilitates the long-term health and performance of that infrastructure.	**AO10.1**	Landscaping of stormwater management infrastructure is in accordance with the WRC Stormwater Quality Guideline.
Landscaped separation buffers and environmental management			
PO11	Development provides for landscaped separation buffers that: (a) effectively protect matters of environmental significance or the edges of existing native vegetation; and (b) provide separation between incompatible land uses or between major	**AO11.1**	The ecological values of a site or adjoining land is protected and enhanced by landscaping and landscape buffers. Note – This may be demonstrated by preparing a site specific Landscaped separation buffer plan in accordance with PSP SC6.4 Landscaping.
		AO11.2	Where a landscaped separation buffer is required, it is designed,

Performance Outcomes		Acceptable Outcomes	
	infrastructure elements, such as State-controlled roads, and land uses.		constructed and maintained to achieve visual screening and acoustic attenuation of major infrastructure elements. Note – This may be demonstrated by preparing a site specific Landscaped separation buffer plan in accordance with PSP SC6.4 Landscaping.
Traffic safety and infrastructure			
PO12	Development ensures that landscaping does not impede traffic visibility at access points, speed control devices and intersections.	**AO12.1**	Landscaping does not: (a) unreasonably restrict sightlines for vehicles, pedestrians or cyclists; (b) obscure warning signs, information signs or road signs; (c) compromise building foundations, roads and paths; and (d) compromise services such as pipelines, underground cabling and overhead powerlines.
		AO12.2	Where restrictions occur, suitable alternative landscaping is provided.
PO13	Development ensures that landscaping does not adversely impact upon the provision, operation and maintenance of infrastructure.	**AO13.1**	Planting and landscape structures are located to enable tradespersons to access, view and inspect switchboards, substations, service meters and the like.
		AO13.2	Root barriers are installed around tree root balls to minimise the risk of damage to infrastructure, services or utilities.
		AO13.3	Trees and large shrubs are located clear of underground services and utilities and in accordance with D9.07 of PSP SC6.8 WRC development manual.
		AO13.4	Planting in landscaping areas adjacent to electricity substations or high voltage transmission line easements complies with the PSP SC6.8 WRC development manual, in addition to: (a) for Ergon Energy's assets, the Ergon Energy Vegetation management standard; and (b) for Powerlink's assets, Powerlink's Easement co-use guideline and

Performance Outcomes		Acceptable Outcomes	
			Screening your home from powerlines guideline.
		AO13.5	Where restrictions occur, suitable alternative landscaping is provided.
Requirements for Accommodation activities (Dual occupancy, Multi-unit uses, Residential care facility and retirement facility)			
PO14	Development provides for landscaping that contributes to and creates a high-quality landscape for the site and streetscape.	**AO14.1**	A landscaped buffer strip at least 3m wide is provided within the boundaries of the site, adjacent to the full street frontage of the site.
Requirements for Business activities (Business, Child care centre, Relocatable home park and tourist park and Sales office)			
PO15	The development provides streetscape landscaping that creates a high level of comfort, safety and visual attractiveness for users.	**AO15.1**	Streets are provided with turfed verges and constructed footpaths.
		AO15.2	Where provided, street trees are located between footpaths and the street or parking lanes.
		AO15.3	Shade trees are provided throughout public and semi-public spaces and provide shade to footpaths, activity areas and open car parking areas.
		AO15.4	Street furniture, including seats, bollards, grates, grilles, screens and fences, bicycle racks, flag poles, banners, litter bins, telephone booths and drinking fountains, are co-ordinated with other elements of the streetscape.
PO16	The Business activity provides for the premises to be attractively landscaped in a manner that is consistent with the function, location and setting of the premises.	**AO16.1**	A minimum of 10% of the site is provided as landscaped area.
		AO16.2	Landscaping is provided on-site, in accordance with the following: (a) shade trees, low planting and hard landscaping are provided along street frontages not occupied by buildings or driveways; (b) a landscaped buffer strip is provided between the use and any adjacent Accommodation activities, which: (i) has a minimum width of 3m; (ii) is planted with a variety of screening trees and shrubs; (iii) incorporates a minimum 2m high solid screen fence along the full length of the

Performance Outcomes		Acceptable Outcomes	
			common boundary; and (c) planting is provided on top of podium levels and on the roof or roof level of car parking structures. Note – A Landscaping plan may be prepared in accordance with the PSP SC6.4 Landscaping.
Requirements for Industry activities (Extractive industry, Industry and Service station)			
PO17	The development provides streetscape landscaping that creates a high level of comfort, safety and visual attractiveness for users.	**AO17.1**	Streets are provided with turfed verges and constructed footpaths.
PO18	The industrial use incorporates landscaping that: (a) makes a positive contribution to the streetscape; and (b) buffers the development from adjoining sensitive uses.	**AO18.1**	A minimum of 10% of the site is provided as landscaped area.
		AO18.2	Landscaping is provided on-site, in accordance with the following: (a) a 3m landscaping buffer is provided along street frontages not occupied by buildings or driveways; (b) a landscaped buffer strip is provided between the use and any adjacent Accommodation activities, which: (i) has a minimum width of 3m; (ii) is planted with a variety of screening trees and shrubs; (iii) incorporates a minimum 2m high solid screen fence along the full length of the common boundary; and (c) any security fencing is set within or located behind the landscaping strip rather than adjacent to the major road. Note – A Landscaping plan may be prepared in accordance with the PSP SC6.4 Landscaping.

9.4.7 Reconfiguring a lot code

9.4.7.1 Application

This code applies to assessable development:

(a) being reconfiguring a lot; and

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

Note - Mandatory assessment benchmarks came into effect on Monday 28 September 2020, these benchmarks override some Planning Scheme outcomes for development involving reconfiguring a lot, please refer to Schedule 12 and 12A of the *Planning Regulation 2017.*

9.4.7.2 Purpose and overall outcomes

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

(a) is appropriate for their intended use;

(b) is responsive to site constraints;

(c) provides appropriate access; and

(d) supports high quality urban design outcomes.

(2) The 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 surrounding development; and

(iv) sensitively respond to site constraints;

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

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

(i) incorporating a functional and efficient lot layout that promotes the use of active and public transport;

(ii) incorporating a transport network with a grid or modified grid street pattern that is responsive to, and integrated with, the natural topography of the site, existing or planned adjoining development and supports the circulation of public transport with no, or only minimal, route redundancy;

(iii) avoiding adverse impacts on economic or natural resource areas;

(iv) avoiding adverse impacts on native vegetation, waterways, wetlands and other ecologically important areas present on, or adjoining the site;

(v) avoiding, or if avoidance is not practicable, mitigating the risk to people and property of natural hazards, including hazards posed by bushfire, flooding, coastal erosion/inundation, landslide and steep slopes; and

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

9.4.7.3 Assessment benchmarks

Table 9.4.7.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Size and dimensions of lots			
PO1	Development provides for the size, dimensions and orientation of lots to: (a) be appropriate for their intended use; (b) be compatible with the preferred character for the zone and local area in which the land is located; (c) where within the Rural zone; maintain the productive use and amenity of rural lands, (d) provide suitable building envelopes and safe pedestrian, bicycle and vehicular access without the need for major earthworks and retaining walls; and (e) take account of, and respond sensitively to, site constraints.	**AO1.1**	Unless otherwise specified in this code or a Local plan code, a lot complies with the minimum lot size specified in Table 9.4.7.3.2 Minimum lot sizes and dimensions.
		AO1.2	Lots are designed to contain the minimum width and depth requirements specified in Table 9.4.7.3.2 Minimum lot sizes and dimensions.
		AO1.3	A lot located on land identified on an overlay map contains a development envelope marked on a plan of development that demonstrates that there is an area sufficient to accommodate the intended purpose of the lot, that is not subject to the constraint or valuable resource or that appropriately responds to the constraint or valuable resource.
		AO1.4	Vehicular and active transport corridors are sensitively designed with the landscape to minimise the need for major earthworks and retaining walls.
		AO1.5	A lot has a development envelope of land with a slope no greater than 15%.
		AO1.6	No additional lots are created on land included in an Extractive resource or Transport route separation area identified on the Overlay map - Extractive resources overlay.
		AO1.7	Lot boundaries are aligned to avoid traversing matters of environmental significance.
Rear Lots			

Performance Outcomes		Acceptable Outcomes	
PO2	A rear lot is created only where: (a) no more than one rear lot is created; (b) the amenity of the surrounding area is not compromised; (c) safe and convenient access is achieved; (d) the lot is capable of containing a suitable building envelope and sufficient area for onsite effluent disposal where relevant; (e) each lot achieves the minimum street frontage and minimum access handle width; and (f) the rear lot provides a waste bin storage area; and (g) is located within a Residential Zone or an Other Zone category.	**AO2.1**	The creation of a rear lot: (a) is only permitted behind a lot with direct road frontage; (b) is not permitted behind another rear lot; and (c) is only located within a Residential zone or Other zone category. Editor's Note - Refer to Zone categories in Table 1.2.1.
		AO2.2	A rear lot must not gain access from a cul-de-sac head.
		AO2.3	Where a rear lot is located in a Residential zone: (a) a minimum unconstrained building envelope of 17m by 17m is capable of being contained entirely within the lot; and (b) if unable to connect to municipal sewer, sufficient area for on-site effluent disposal is provided for. Editor's Note - Refer to Zone categories in Table 1.2.1.
		AO2.4	Access handle fencing is reduced to 1m in height within 6m of the road to allow for clear sightlines when entering and exiting the site.
		AO2.5	Refuse areas for waste bins are appropriately located and screen from the streetscape.
Small residential lots (Lots less than 600m²)			
PO3	To facilitate and encourage urban consolidation and housing diversity, development may provide for small residential lots to be created where: (a) they are within easy walking distance of an activity centre or public transport stop; (b) the development will be consistent with the preferred character for the zone and local area in which the land is located; and (c) the land is fit for purpose and not subject to significant topographic constraints.	**AO3.1**	The small residential lots are located on land included in the Low-medium density residential zone, where the parent lot has a minimum area of 2,000m².
		AO3.2	The land does not have a slope of greater than 10%.
PO4	Small residential lots are dispersed across a	**AO4.1**	Not more than four lots of a particular type, such as small lots, are located in a row.

Performance Outcomes		Acceptable Outcomes	
	development in a configuration that: (a) promotes variety in streetscape character; and (b) avoids an area being dominated by a particular lot type.	**AO4.2**	A maximum of 50% of all lots within any neighbourhood block are of a particular type, such as small lots.
Irregular shaped lots			
PO5	Development provides for irregular shaped lots to be created only where: (a) the creation of regular lots is impractical, such as at a curve in the road; (b) safe access to and from the site can be provided while not adversely impacting on the functionality of the surrounding road network; and (c) the irregular lot is suitable for its intended purpose.	**AO5.1**	Irregular lots are designed to incorporate a building envelope that contains the minimum width and depth requirements specified in Table 9.4.7.3.2 Minimum lot sizes and dimensions.
Boundary Realignment/Access Easement			
PO6	Development ensures that the boundary realignment or creation of an access easement: (a) does not result in the creation of additional lots; (b) is an improvement on the existing situation that creates a more usable lot or protects environmentally significant features; and (c) the amenity of the area is not compromised from the change and existing dwelling(s) are not compromised from either dust and/or noise.	**AO6.1**	A boundary realignment or creation of an access easement results in an improvement to the existing layout whereby the size and dimensions of proposed lots comply more fully with Table 9.4.7.3.2 Minimum lot sizes and dimensions, and of the following, as applicable, is achieved: (a) the rearrangement of lots remedies an existing boundary encroachment by a building, structure or other use areas; (b) in the rural zones, the amenity of the existing dwellings is not compromised in terms of noise and dust: (i) for a new access easement, a vegetation buffer must be planted to screen adjoining sensitive uses; or (ii) for a boundary realignment, meet the requirements of Table 9.3.13.3.3, where adjoining an Intensive rural industry use; (c) the rearranged lots will be made more regular in shape; and

Performance Outcomes		Acceptable Outcomes	
			(d) access is provided to a lot that previously had no access or an unsuitable access.
Lot layout and site responsive design			
PO7	Development provides for a lot layout and configuration of roads and other transport corridors that sensitively respond to surrounding environmental values, development and any Structure Plan.	**AO7.1**	Development layout and configuration responds appropriately to: (a) any Council Structure Plan; (b) any areas of environmental significance or natural hazards present on, or adjoining the site; (c) the location and management of natural stormwater flows 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 value present on, or able to be viewed from the site; (f) creates legible and interconnected movement and open space networks; (g) provides for a grid or modified movement network, which avoids or minimises the use of cul-de-sac; and (h) provides defined edges to public open space and avoids or minimises direct interface between public open space and freehold lots. Note: This may be demonstrated by providing a Structure plan in accordance with PSP SC6.7 (Growth management) Note: A Traffic impact assessment report prepared in accordance with PSP SC6.7 (Growth management) may assist in demonstrating compliance with the performance outcome.
Lot layout and neighbourhood/estate design			
PO8	Development is appropriately planned, encompassing any Council Structure Plans, best practice lot layout and neighbourhood/estate design, whilst providing efficient land use pattern and effectively connecting the site with existing or planned development.	**AO8.1**	Development provides for a lot layout and infrastructure configuration that: (a) aligns with any Council Structure Plan; (b) provides for the efficient movement of pedestrians, cyclists, public transport and

Performance Outcomes		Acceptable Outcomes	
			private motor vehicles in that order of priority; (c) avoids narrow pathways and/or drainage reserves between lots; (d) 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 and, where applicable, local plan area; (e) promotes a sense of community identity and belonging; (f) provides for a high level of amenity having regard to potential noise, dust, odour and lighting nuisance sources; (g) accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site's context and setting; and (h) avoids the sporadic, or out of sequence, creation of lots. Note: This may be demonstrated by providing a Structure plan in accordance with PSP SC6.7 (Growth management)
Landscaped separation buffers to sensitive land, incompatible uses and infrastructure			
PO9	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.	**AO9.1**	Where any part of a lot included in a Residential zone, Emerging community zone or Rural residential zone is adjacent to a Rural or Industry zone or existing Rural or Industry activity the following landscaped separation buffers are provided: (a) 40m from a: (i) Rural zone; (ii) Low impact industry zone; (iii) Medium impact industry zone; (iv) Rural activities; (v) Low impact industry use; (vi) Medium impact industry use; (vii) Research or technology industry;

Performance Outcomes		Acceptable Outcomes	
			(viii) Service industry use; or (ix) Warehouse use; (b) 50m from a: (i) High impact industry zone; or (ii) high impact industry use; (c) 60m from a: (i) Special industry zone; or (ii) Special industry use; and (d) 40m from a: (i) Waterfront and marine industry zone; or (ii) Marine industry use. Note – This may be demonstrated by preparing a site specific Landscaped separation buffer in accordance with PSP SC6.4 Landscaping.
		AO9.2	Where a landscaped separation buffer is required, it is designed, constructed and maintained to achieve visual screening and acoustic attenuation of major infrastructure elements. Note – This may be demonstrated by preparing a site specific Landscaped separation buffer plan in accordance with PSP SC6.4 Landscaping.
Public parks and open space infrastructure			
PO10	Development provides for public parks and open space for the enjoyment of residents and visitors that add to the character and amenity of future and existing surrounding development.	**AO10.1**	Development provides a variety of 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, waterways, wetlands and other ecologically important

Performance Outcomes		Acceptable Outcomes	
			areas and natural and cultural features; (g) facilitates the retention or enhancement of ecological corridors and connections to surrounding areas of open space; (h) is cost effective to maintain; and (i) is dedicated as public land in the early stages of the subdivision. Note—Section 9.4.6 Landscaping code and PSP SC6.8 WRC development manual includes requirements for the design and construction of landscape elements in public parks and open space infrastructure.

Table 9.4.7.3.2 Minimum lot sizes and dimensions

Zone	Minimum lot sizes[1]	Minimum width (Road frontage)[2]	Minimum depth
Major centre	400m²	Not applicable	Not applicable
District centre	400m²	Not applicable	4:1 (depth: width)
Local centre	400m²	Not applicable	4:1 (depth: width)
Neighbourhood centre	400m²	Not applicable	4:1 (depth: width)
Mixed use	800m²	20m	40m
Low density residential	600m²	18m	20m
Low-medium density residential	450m²	15m	20m
Tourist accommodation	800m²	20m	40m
Rural residential	4000m²	40m	50m
Low impact industry	1000m²	20m	50m
Medium impact industry	2000m²	30m	50m
High impact industry	2000m²	30m	50m
Special industry	2000m²	30m	50m
Waterfront and marine industry	4000m²	40m	100m
Environmental conservation and management	Not applicable	Not applicable	Not applicable
Recreation and open space	Not applicable	Not applicable	Not applicable
Community facilities	Not applicable	Not applicable	Not applicable
Rural	100ha	200m	800m
Emerging communities	10ha	100m	400m
Industry investigation	10ha	100m	400m

[1] The area of the access handle is not used in the calculation of a lot area.
[2] A rear lot access handle is not a road frontage.

9.4.8 Transport and parking code

9.4.8.1 Application

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

9.4.8.2 Purpose and overall outcomes

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

(3) 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 to maximise the potential for walking, cycling and public transport use and reduce reliance on private motor vehicle travel;

(iii) achieve acceptable levels of access, convenience, efficiency and legibility for all transport users;

(iv) limit road construction to the minimum necessary to meet the endorsed standards of service for the future development of the Whitsunday Region; and

(v) provide for staging of Council's limited trunk road construction program to maximise sustainability;

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

9.4.8.3 Assessment benchmarks

Table 9.4.8.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Layout and design of on-site parking and access			
PO1	Development ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible for all users including people with	**AO1.1**	Development provides access driveways, internal circulation and manoeuvring areas, service areas and parking areas that comply with D1: Road geometry of PSP SC6.8 WRC

Performance Outcomes		Acceptable Outcomes	
	disabilities, pedestrians, cyclists and public transport services, where relevant.		development manual and AS2890 (Parking facilities) ensuring: (a) the number and type of vehicles planned for the development can be accommodated on the site; (b) on-site vehicle parking and manoeuvring areas provide for vehicles to enter and leave the site in a forward motion; and (c) a progressive reduction in vehicle speed between the external transport corridor and internal parking spaces, such that lower speeds occur near areas of high pedestrian activity. Editor's note - A roadworks permit may be required if operational works will be undertaken on Council land.
Site access			
PO2	Development 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.	**AO2.1**	The location and design of any new site access complies with D1: Road geometry of PSP SC6.8 WRC development manual, AS2890.1 (Parking facilities: Off-street car parking), AS2890.2 (Parking facilities: Off-street commercial vehicle facilities) and, where applicable, in accordance with the Department of Transport and Main Roads requirements where state roads are affected.
Rear Lots			
PO3	A rear lot is only created where safe and convenient access is achieved.	**AO3.1**	The access handle: (a) has a minimum width of 5m; (b) is created adjacent to the side boundary of the front lot; and (c) is in accordance with standards specified in DG1.17 of the PSP SC6.8 (WRC Development Manual).
On-site car parking			
PO4	Development provides on-site car parking for the demand anticipated to be generated by the development and existing conditions.	**AO4.1**	Development provides on-site car parking spaces at the minimum rates outlined in Table 9.4.8.3.3 Minimum on-site parking requirements. Note—where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number.

Performance Outcomes		Acceptable Outcomes	
PO5	Development provides for a reasonable portion of the total number of on-site car parking spaces to be wheelchair accessible spaces and to be identified and reserved for such purposes.	**AO5.1**	Development provides the number of parking spaces for people with disabilities, required by the Building code of Australia and, in any case, provides a minimum of one space.
		AO5.2	Parking spaces for people with disabilities and access to them complies with AS1428 (General requirements for access: Buildings) and AS2890.6 (Parking facilities: Off-street parking for people with disabilities).
Service vehicle requirements			
PO6	Development provides sufficient parking and access for service vehicles to meet the needs of the development.	**AO6.1**	Development provides on-site service vehicle parking bays at the minimum rates outlined in Table 9.4.8.3.3 Minimum on-site parking requirements.
		AO6.2	Service vehicle access, manoeuvring and parking is designed in accordance with AS2890.2 (Parking facilities: Off-street commercial vehicle facilities).
PO7	Development provides for driveways, internal circulation areas and service areas to be designed to: (a) ensure that proposed loading, unloading, waste collection and fuel delivery facilities, if required, can satisfactorily accommodate the number and type of service vehicles expected on-site; and (b) the movement of service vehicles on-site and loading and unloading operations do not interfere with on-site amenity and the safe and convenient movement of other vehicles and pedestrians on the site.	**AO7.1**	Driveways, internal circulation areas and service areas are provided to accommodate the nominated design vehicles for each development type.
		AO7.2	Driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities are designed and constructed in accordance with D1: Road geometry of PSP SC6.8 WRC development manual and AS2890 (Parking facilities).
Access and parking site access			
PO8	Development is designed such that turning traffic minimises the impact of the development on external traffic systems.	**AO8.1**	Turns to and from the development are designed in accordance with the standards specified in D1: Road geometry of PSP SC6.8 WRC development manual.
PO9	Development provides for sight distances to and from driveways sufficient to ensure safe operation.	**AO9.1**	Available sight distances from driveways comply with the standards specified in D1: Road geometry of PSP SC6.8 WRC development manual.

Performance Outcomes		Acceptable Outcomes	
PO10	Development provides appropriate and sufficient signage to ensure safe and convenient usage of site access systems	**AO10.1**	Appropriate direction, regulatory, warning and information signage and line marking is provided in accordance with the requirements of PSP SC6.8 WRC development manual and the Department of Transport and Main Roads' *Queensland manual of uniform traffic control devices*.

Table 9.4.8.3.2 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Layout and design of on-site parking and access			
PO1	Development ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible for all users including people with disabilities, pedestrians, cyclists and public transport services, where relevant.	**AO1.1**	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.
PO2	Mixed use development provides an efficient car parking model with consideration of temporal parking demand and cross utilisation between uses.	**AO2.1**	Mixed use development that demonstrates cross utilisation and a variation in temporal demand between uses on site can apply for a dispensation to reduce Business or Entertainment activity car parking rates by up to 30%, excluding office uses. Note – A Traffic impact assessment report prepared in accordance with PSP SC6.7 (Growth management) may assist in demonstrating compliance with the acceptable outcome.
PO3	Development ensures that car parking areas, service areas and access driveways do not impede on the useability of the network or amenity of surrounding uses.	**AO3.1**	Parking areas and service areas and access driveways are located where: (a) they will not dominate the streetscape; and (b) will not unduly intrude upon pedestrian use of footpaths, through: (i) the configuration behind buildings or landscape screening; (ii) the use of rear access lanes; (iii) car parking areas and service areas situated at the rear of the

Performance Outcomes		Acceptable Outcomes	
			premises or below ground level; or (iv) shared driveways.
PO4	Car parking is not to be provided at the primary frontage of the lot.	**AO4.1**	Car parking is integrated into the design of the development such that: (a) undercroft car parking protrudes above the adjacent ground level by less than 1m; (b) it is located to the rear or side of the building; or (c) it is screened from view with high quality landscaping.
Site access			
PO5	Development 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.	**AO5.1**	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.
PO6	An acceptable level of flood immune access is provided.	**AO6.1**	Roads providing access to lots have the same flood immunity as the road network they adjoin, specified in accordance with D4: Stormwater drainage of PSP SC6.8 WRC development manual.
Road and transport network			
PO7	Development, particularly where involving the creation of new roads and other transport corridors is appropriately planned, designed and managed, taking into account existing and future networks and surrounding development.	**AO7.1**	Development of roads and transport corridors ensures that the road network: (a) is in accordance with the Queensland streets and DP1: Development principles DP1 – DP1.07 and D1: Road geometry of PSP SC6.8 WRC development manual; (b) provides visible distinction of roads, based on function and design features; (c) provides convenient, safe and efficient movement for all modes of transport between land use activities with priority given to pedestrian movement and bicycle use over vehicle movements; (d) allows for unimpeded and practical access to the development site and each proposed lot; (e) accommodates or facilitates access to cycle and pedestrian pathways;

Performance Outcomes		Acceptable Outcomes	
			(f) facilitates a high standard of urban design, which reflects a grid pattern to assist in connectivity and permeability, particularly for pedestrians and cyclists; (g) connects to and integrates with existing roads and other relevant facilities within and external to the land to be developed or subdivided; (h) provides for the dedication and construction of roads where required to allow access to, and proper development of, adjoining vacant 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) does not unreasonably adversely impact on existing vehicular traffic, active transport users or the amenity of the surrounding environment; and (k) does not adversely impact on wildlife movement corridors. Note – D1: Road geometry of PSP SC6.8 WRC development manual specifies standards and provides guidance for the design and construction of roads and transport corridors. Note: A Traffic impact assessment report prepared in accordance with PSP SC6.7 (Growth management) may assist in demonstrating compliance with the performance outcome.
PO8	Development involving high trip generating land uses minimises any adverse impacts on surrounding land uses and the external transport network.	**AO8.1**	Development of high trip generating land uses appropriately allows for the provision of infrastructure and services to increase the use of public and active transport. Note – A Traffic impact assessment report prepared in accordance with PSP SC6.7 Growth management may assist in demonstrating compliance with the performance outcome.
PO9		**AO9.1**	Development provides for upgrades or contributes to the

Performance Outcomes		Acceptable Outcomes	
	Development facilitates orderly provision of the transport network.		construction of transport network improvements.
		AO9.2	Required upgrading of the transport network is provided in accordance with the hierarchy characteristics and requirements outlined in DP1: Development principles of PSP SC6.8 WRC development manual.
Pedestrian and bicycle network and facilities			
PO10	Development provides safe and secure on-site parking and ancillary end of trip facilities for bicycles to encourage use of this mode of transport and support the demand anticipated to be generated by the development.	**AO10.1**	Development of high trip generating land uses provides lockable on-site bicycle spaces that meet the needs of all users of the development, including but not limited to, employees, customers, students and visitors. Note – A Traffic impact assessment report prepared in accordance with PSP SC6.7 Growth management may assist in demonstrating compliance with the performance outcome.
		AO10.2	Lockable bicycle spaces are provided in an area that: (a) has a high level of casual surveillance; (b) does not adversely impact on visual amenity; and (c) are designed in accordance with the Austroads: Guide to road design part 6A: Pedestrian and cyclist paths.

Performance Outcomes		Acceptable Outcomes	
PO11	Development provides for the establishment of a safe and convenient network of pedestrian and bicycle paths.	**AO11.1**	Development allows for the provision of pedestrian and bicycle networks that: (a) provide a high level of permeability and connectivity; (b) provide for joint usage where appropriate; (c) maximise opportunities to link activity centres, employment areas, residential areas, community facilities, open space and public transport stops located internally and externally to the site; (d) have an alignment that maximises visual interest, allows for the retention of trees and other significant features and does not compromise the operation of or access to other infrastructure; (e) incorporate safe street crossings with adequate sight distances, pavement markings, warning signs and safety rails; and (f) are well lit and located where there is casual surveillance from nearby premises. Note — D1: Road geometry PSP SC6.8 WRC development manual and Complete Streets specify standards and provides guidance for the design and construction of pedestrian and bicycle paths. (a)
Public transport facilities			
PO12	Development encourages the use of public transport through the 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.	**AO12.1**	Development is designed and arranged to provide safe, convenient and functional linkages to existing and proposed public transport facilities.
		AO12.2	On-site public transport facilities are provided in conjunction with the following development: (a) shopping centre, where having a GFA of greater than 10,000m²; (b) tourist attraction, having a TUA of greater than 10,000m²;

Performance Outcomes		Acceptable Outcomes	
			(c) educational establishment, where accommodating more than 500 students; (d) major sport, recreation and entertainment facility; (e) indoor sport and recreation, where having a GFA of more than 1,000m^2 or for spectator sports; and (f) outdoor sport and recreation where for spectator sports.
		AO12.3	On-street public transport facilities are provided as part of the following development: (a) shopping centre, where having a GFA of 10,000m^2 or less; (b) tourist attraction, where having a GFA of 10,000m^2 or less; (c) educational establishment, where accommodating 500 or less students; and (d) indoor sport and recreation where having a GFA of 500m^2 or less and not for spectator sports.
		AO12.4	Where not otherwise specified above, on street public transport facilities are provided where development is located on an existing or future public transport route. Public transport facilities are located and designed in accordance with the standards specified in D1: Road geometry of PSP SC6.8 WRC development manual.
		AO12.5	Public transport facilities are located and designed in accordance with the standards specified in D1: Road geometry of PSP SC6.8 WRC development manual.
PO13	Development involving the creation of new roads provides for and maintains connectivity to existing and future public transport routes.	**AO13.1**	Development ensures that a network of public transport routes is provided, such that public transport can efficiently service the neighbourhood/ estate with no, or only minimal, route redundancy.
		AO13.2	Development ensures that the design of streets and roads to be used as a public transport route allows for the efficient and unimpeded movement of buses without facilitating high traffic speeds.
Amenity and environmental impacts of transport infrastructure			

Performance Outcomes		Acceptable Outcomes	
PO14	The environmental impacts of transport infrastructure are minimised by appropriate design and the use of low impact construction techniques.	**AO14.1**	Development ensures that the environmental impacts of transport infrastructure are minimised by the use of low impact construction techniques, including: (a) co-location of transport corridors within an existing or planned infrastructure corridor; (b) location of transport corridors within an area clear of, or consisting of, disturbed vegetation; (c) avoidance of clearing of native vegetation and provision of fauna underpasses and associated fencing, where appropriate; (d) minimisation of changes to the hydrological regime, including drainage patterns, run-off and water quality; (e) avoidance of crossing waterways, drainage lines and wetlands, where such crossings are unavoidable, disturbed areas are reinstated and revegetated on completion of works; and (f) minimisation of changes to the natural landform and extensive earthworks.
		AO14.2	Transport corridor design and construction is undertaken in accordance with DP1: Development principles of PSP SC6.8 WRC development manual.
PO15	A development's parking areas incorporate appropriate landscaping and, where possible, minimises adverse impacts on people, properties or activities with regard to light, noise, emissions or stormwater run-off.	**AO15.1**	Development provides appropriate landscaping for on-site vehicle access and parking areas to: (a) provide shade; (b) maximise infiltration of stormwater runoff; (c) define parking areas; and (d) soften views of hardstand areas. Note – D9: Landscaping of PSP SC6.8 WRC development manual sets out requirements for landscaping.
Transport corridor widths, pavement, surfacing and verges			
PO16	Development provides external road works along the full extent of the site frontage appropriate to the function and amenity of	**AO16.1**	The design and construction of external road works is: (a) undertaken in accordance with the D1: Road geometry

Performance Outcomes		Acceptable Outcomes	
	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; and (g) conduits to facilitate the provision of street lighting systems and traffic signals.		of PSP SC6.8 WRC development manual; and (b) consistent with the characteristics intended for the particular type of transport corridor specified in the DP1: Development principles of PSP SC6.8 WRC development manual.
PO17	Development provides for the reserve width, pavement, edging, streetscaping and landscaping of a transport corridor to support the intended functions and amenity of the transport corridor.	**AO17.1**	Transport corridor design and construction is: (a) undertaken in accordance with the standards specified in the DP1: Development principles of PSP SC6.8 WRC development manual and (b) consistent with the characteristics intended for the particular type of transport corridor specified in DP1: Development principles of PSP SC6.8 WRC development manual.
PO18	Development provides for road pavement and surfacing that: (a) is sufficiently durable to carry wheel loads for design traffic; (b) provides adequate area for parked vehicles; (c) ensures the safe passage of vehicles, pedestrians and bicycles; (d) ensures appropriate management of stormwater and maintenance of all-weather access; and (e) allows for reasonable travel comfort.	**AO18.1**	Road pavement design and construction is undertaken in accordance with the standards specified in the D3: Road pavements and S2: Road pavements of PSP SC6.8 WRC development manual.
PO19	Development provides pavement edging that controls: (a) vehicle movements by delineating the extent of the carriageway; and (b) stormwater runoff.	**AO19.1**	Design and construction of pavement edging is undertaken in accordance with the standards specified in the D1: Road geometry and S2: Road pavements of PSP SC6.8 WRC development manual.
PO20	Development provides verges and footpaths that: (a) allow safe access for pedestrians clear of obstructions; (b) allow safe passage of wheel chairs and other mobility aids;	**AO20.1**	Verge and footpath design and construction is undertaken in accordance with the: (a) standards specified in the D1: Road geometry of PSP SC6.8 WRC development manual; and

Performance Outcomes		Acceptable Outcomes	
	(c) allow safe passage of cyclists; (d) allow access for vehicles onto properties; (e) include an area for public utility services; (f) allow signage and line marking; and (g) contribute to the amenity of transport corridors.		(b) characteristics intended for the particular type of transport corridor specified in the DP1: Development principles of PSP SC6.8 WRC development manual.
Intersections and traffic controls			
PO21	Development provides for traffic speeds and volumes to be catered for through the design and location of intersections and traffic controls to: (a) avoid stop-start conditions; (b) provide for appropriate sight distances; (c) avoid increased vehicle emissions; (d) minimise unacceptable traffic noise to adjoining land uses; (e) maintain convenience and safety levels for pedestrians, cyclists and public transport; and (f) integrate traffic controls with landscaping and streetscape design.	**AO21.1**	Intersections and speed control devices are designed and constructed in accordance with the D1: Road geometry of PSP SC6.8 WRC development manual and Part 4 of AustRoads (Intersections and crossings).
Development staging			
PO22	Staged development is planned, designed and constructed to ensure uninterrupted transport service and connectivity.	**AO22.1**	Development ensures: (a) each stage of the development can be constructed without interruption to services and utilities provided to the previous stages; (b) transport infrastructure provided is capable of servicing the entire development; (c) early bus access and circulation is achieved through the connection of collector roads; and (d) materials used are consistent throughout the development.

Table 9.4.8.3.3 Minimum on-site parking requirements

Note - Service vehicle classes are defined in AS2890.2 - Off street parking, Part 2: Commercial vehicles.

Land use	Cars	Service vehicles
Residential activities		
Caretakers residence	1 space for exclusive use by the occupants of the caretaker's accommodation	Not required
Community residence	2 plus 1 for a manager residence or resident support worker	Not required
Dwelling house	2 spaces, 1 of which is covered, spaces may be in tandem	Not required
Dual occupancy	1 bedroom: 1 space per unit 2 bedroom: 1.5 space per unit 3 or more bedroom: 2 spaces per unit	Not required
Home based business	As per dwelling house or dual occupancy: plus 1 space customer parking; plus 1 space non-resident employee; plus 1 space per guest room, where a Bed and breakfast	1 SRV
Multiple dwelling	1 bedroom: 1 space per unit 2 bedroom: 1.5 space per unit 3 or more bedroom: 2 spaces per unit Visitor spaces: 1 space per 5 units	1 SRV where more than 10 dwellings
Nature based tourism	1 space per cabin/site plus 1 manager space	Not required
Non-resident workforce accommodation	1 bedroom: 1 space per unit 2 bedroom: 1.5 space per unit 3 or more bedroom: 2 spaces per unit Visitor spaces: 1 space per 5 units	1 SRV where more than 10 dwellings
Relocatable home park	1 space van/tent/cabin site (adjacent to site) plus 1 visitors space per 4 van/tent/cabin sites	1 SRV where more than 10 relocatable home sites
Residential care facility	1 space per 6 dormitory type bed; 1 space per 4 hostel type units; 1 space per self-contained unit; and visitor parking equal to 50% of the resident parking requirement	1 MRV plus 1 ambulance
Resort complex	As per separately defined uses	As per separately defined uses
Retirement facility	1 space per 6 dormitory type bed; 1 space per 4 hostel type units;	1 MRV plus 1 ambulance

Land use	Cars	Service vehicles
	1 space per self-contained unit; and visitor parking equal to 50% of the resident parking requirement	
Rooming accommodation	1 space per 6 dormitory type bed; 1 space per 4 hostel type units; 1 space per self-contained unit; and visitor parking equal to 50% of the resident parking requirement	1 SRV plus 1 ambulance
Short-term accommodation	1 or 2 bedroom: 1 space per unit 3 or more bedroom: 2 spaces per unit Visitor spaces: 1 space per 5 units	1 SRV where more than 10 dwellings
Tourist park	1 space van/tent/cabin site (adjacent to site) plus 1 visitors space per 4 van/tent/cabin sites	1 HRV
Business activities		
Adult store	1 space per 25m^2 TUA	Not specified
Agricultural supplies store	1 space per 25m^2 of sales area plus 1 space per 200m^2 TUA	Not specified
Bulk landscape supplies	A minimum of 6 car parks plus 1 space per 25m^2 of sales area plus 1 space per 200m^2 TUA.	1 HRV
Food and drink outlet	1 space per 25m^2 TUA, excluding footpath dining areas located within the road reserve	1 SRV
Garden Centre	1 space per 25m^2 of sales area plus 1 space per 200m^2 TUA	1 SRV if less than 500m^2 GFA 1 SRV and 1 LRV if 500m^2 to 1,999m^2 GFA Not specified if 2,000m^2 GFA or above
Hardware and trade supplies	1 space per 25m^2 of sales area plus 1 space per 200m^2 TUA	1 SRV if less than 500m^2 GFA 1 SRV and 1 LRV if 500m^2 to 1,999m^2 GFA Not specified if 2,000m^2 GFA or above
Market	1 space per 25m^2 GFA or total use area	Not specified
Office	1 space per 40m^2 GFA	Not specified
Outdoor sales	1 space per 150m^2 TUA	1 AV
Service station	4 spaces per service bay plus parking requirements for ancillary uses as detailed herein, such as a Shop, with a minimum of 8 spaces	1 AV

Land use	Cars	Service vehicles
Shop	1 space per 25m² TUA	1 SRV if less than 500m² GFA 1 SRV and 1 LRV if 500m² to 1,999m² GFA Not specified if 2,000m² GFA or above
Shopping centre	1 space per 25m² GFA	1 SRV if less than 500m² GFA 1 SRV and 1 LRV if 500m² to 1,999m² GFA Not specified if 2,000m² GFA or above
Showroom	1 space per 50m² TUA	1 AV
Veterinary services	1 space per 25m² TUA	1 SRV
Entertainment activities		
Bar	1 space per 10m² GFA	Not specified
Club	1 space per 25m² TUA plus sufficient room for queuing. Accommodation and food and drink outlet as per separate defined uses	Not specified
Function facility	1 space per 15m² GFA	1 SRV
Hotel	1 space per 25m² TUA plus sufficient room for queuing. Accommodation and food and drink outlet as per separate defined uses	1 MRV
Nightclub entertainment facility	1 space per 25m² TUA plus sufficient room for queuing. Accommodation and food and drink outlet as per separate defined uses	1 SRV
Theatre	1 space per 20m² of TUA;	Not specified
Tourist attraction	Demonstration of required car parking spaces	Demonstration of required service vehicles parking
Industrial activities		
Extractive industry	1 space per 100m² GFA	Not specified
Low impact industry	1 space per 50m² GFA	Not specified
High impact industry	1 space per 100m² GFA	Not specified
Marina	0.6 spaces per wet berth 0.2 spaces per dry storage berth 0.5 spaces per marina employee 0.2 spaces per swing mooring licensed to the marina.	Demonstration of required service vehicles parking
Medium impact industry	1 space per 100m² GFA	Not specified
Service industry	1 space per 50m² GFA	1 MRV
Special industry	1 space per 100m² GFA	Not specified
Warehouse	1 space per 150m² site area plus provisions to provide for the loading and unloading facilities instead of car parks in self-storage facilities	Not specified
All other industrial activities	1 space per 50m² if less than 500m² GFA plus 1 space per	1 AV

Land use	Cars	Service vehicles
	100m^2 GFA for that part exceeding 500m^2 GFA	
Community activities		
Cemetery	Demonstration of required car parking spaces	Not specified
Child care centre	2 spaces for every 4 children in attendance plus 1 per employee	Not specified
Community care centre	1 space per 25m^2 plus parking for emergency service vehicles	Not specified
Community use	1 space per 15m^2 of TUA	Not specified
Crematorium	Not specified	Not specified
Educational establishment	1 space per 10 seats plus drop off pick up	Not specified
Emergency services	1 space per employee plus 1 visitor space per 4 employees	Demonstration of required service vehicles parking
Funeral parlour	1 space per 15m^2 GFA where memorials are conducted and 1 space per 40m^2 GFA for all others	1 SRV
Health care services	1 space per 25m^2 plus parking for emergency service vehicles	1 SRV plus Ambulance, however this ambulance requirement is exempt when that Health service does not use ambulances in their operations e.g. optometrist
Hospital	1 space per 25m^2 plus parking for emergency vehicles	Not specified
Place of worship	1 space per 15m^2 of TUA	SRV
Recreation activities		
Outdoor sport and recreation	6 spaces per court (tennis or court game); 50 spaces per pitch/field (cricket or football); 30 spaces per green (lawn bowls); and 15 spaces, plus one space per 100m^2 of site area (swimming pool)	Not specified
Indoor sport and recreation	1 space per 20m^2 of TUA	Not specified
All other recreational activities	Demonstration of required car parking spaces	Demonstration of required service vehicles parking
Rural activities		
Rural industry	1 space per 50m^2 GFA	1 AV
Wholesale nursery	1 space per 25m^2 of sales area plus 1 space per 200m^2 TUA	1 AV
All other Rural activities	Not specified	Not required
Other activities		
All Other activities	Sufficient car parking is demonstrated by a Traffic assessment report prepared in accordance with PSP SC6.7 Growth management.	Demonstration of required service vehicles parking