

## Part 9 Development codes

### 9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Statewide codes are included in all Queensland planning schemes.
- (3) Use codes and other development codes are specific to each planning scheme area.
- (4) The following are statewide codes for the planning scheme:
  - (a) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code;
  - (b) Community residence code;
- (5) The following are the use codes for the planning scheme:
  - (a) Caretaker's accommodation code
  - (b) Dual occupancy code
  - (c) Dwelling house code
  - (d) Dwelling unit code
  - (e) Home based business code
  - (f) Multiple dwelling code
  - (g) Roadside stall code
  - (h) Telecommunication facilities code
- (6) The following are the other development codes for the planning scheme:
  - (a) Access, parking and servicing code
  - (b) Filling and excavation code
  - (c) Landscaping code
  - (d) Protection of sensitive land uses code
  - (e) Operational works code
  - (f) Reconfiguring a lot code
  - (g) Vegetation management code

### 9.2 Statewide codes

#### 9.2.1 Community residence code

- (1) The purpose of the community residence code is for assessing a material change of use for a community residence that is self-assessable as prescribed in part 5, section 5.4 under Table 5.4 – Prescribed levels of assessment: material change of use.

**Table 9.2.1.a Community residence for self-assessable development only**

<b>Acceptable outcomes (AO)</b>	
<b>AO1</b>	The maximum number of residents is seven.
<b>AO2</b>	One support worker is permitted to reside on the premises at any time.
<b>AO3</b>	The maximum number of support workers attending any daytime activity shall not exceed seven people over a 24 hour period.
<b>AO4</b>	Resident and visitor parking are provided on-site for a minimum of two vehicles. One vehicle space must be dedicated for parking for support services.

## 9.2.2 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

- (1) The purpose of the reconfiguring a lot (subdividing one lot into two lots) and associated operational work code is for assessing requests for compliance assessment for development for reconfiguring a lot that requires compliance assessment as prescribed in Part 5, section 5.4 under Table 5.4.b – Prescribed levels of assessment: reconfiguring a lot.

Note – Development subject to compliance assessment must be able to achieve compliance with the compliance outcomes for a compliance permit to be issued.

Note – If compliance with the code is not possible, the development cannot be considered for compliance assessment and a development application for assessable development must be made to the local government as outlined in Schedule 18 of the Regulation.

**Table 9.2.2.a Reconfiguring a lot (subdividing one lot into two lots) and associated operational work requiring compliance assessment**

<b>Compliance outcomes (CO)</b>	
<b>CO1</b>	Frontage requirements must comply with the following: <ul style="list-style-type: none"> <li>• 20 metres in a Residential zone category</li> <li>• 20 metres in an Industrial zone category</li> </ul>
<b>CO2</b>	Each lot must comply with the following building envelope requirements: <ul style="list-style-type: none"> <li>• 20 metres x 15 metres in a Residential zone category</li> <li>• 40 metres x 20 metres in an Industrial zone category</li> </ul>
<b>CO3</b>	No rear lots are created.
<b>CO4</b>	The reconfiguration ensures that any existing buildings and structures are set back to any new property boundary to achieve compliance with the acceptable outcomes of their respective zones.
<b>CO5</b>	The reconfiguration enables proposed buildings and structures to avoid easements, such as easements for trunk sewer lines. No new lots are created where proposed buildings and structures cannot be constructed due to existing or planned underground or above ground infrastructure.
<b>CO6</b>	No new lots are created on land subject to flooding up to and including an Annual Exceedance Probability (AEP) of 1 per cent.
<b>CO7</b>	If the land is located with a Designated Bushfire Prone Area, the reconfiguration does not involve premises identified as being greater than low risk.
<b>CO8</b>	No new lots are created where the existing slope of the land exceeds 15 per cent or greater.
<b>Infrastructure</b>	
<b>CO9</b>	For premises within a reticulated water area, each lot is connected to the reticulated water supply system.
<b>CO10</b>	For premises with a sewerage area <sup>2</sup> , each lot is connected to the sewerage service.
<b>CO11</b>	Each lot is connected to an electricity supply network.
<b>CO12</b>	Each lot is connected to a telecommunications network.
<b>CO13</b>	Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed to service the lots in accordance with any requirements of the local planning instrument.
<b>Access</b>	
<b>CO14</b>	Each lot has lawful, safe and practical access to the existing road network via direct road frontage.
<b>CO15</b>	A driveway crossover to each lot is designed and constructed in accordance any requirements of the local planning instrument.
<b>Stormwater</b>	

<b>CO16</b>	Onsite erosion and the release of sediment or sediment-laden stormwater from the premises is minimised at all times including during construction and complies with any requirements of the local planning instrument.
<b>CO17</b>	Filling or excavation on the premises does not exceed a maximum of one metre vertical change in ground level at any point.
<b>CO18</b>	Filling or excavation does not cause ponding on the premises or adjoining land in accordance with any requirements of the local planning instrument.

<sup>2</sup> Sewered area is defined in the *Plumbing and Drainage Act 2002* and means a service area for a sewerage area under the *Water Supply (Safety and Reliability) Act 2008*.

### **9.2.3 Forestry for wood production code**

- (1) The planning scheme does not establish a variation in the level of assessment for cropping, where forestry for wood production, in a rural zone and as such the code does not apply to the planning scheme area.

## **9.3 Use codes**

### **9.3.1 Caretaker's accommodation code**

#### **9.3.1.1 Application**

- (1) This code applies to assessing a material change of use if:
- (a) self assessable or assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use (section 5.5).
  - (b) impact assessable development for a caretaker's residence.
- (2) When using this code, reference should be made to section 1.5 in Part 1 and section 5.3.3 in part 5.

#### **9.3.1.2 Purpose**

- (1) The purpose of the caretaker's accommodation code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Caretaker's accommodation provides a genuine caretaking or property maintenance purpose that provides an element of security for the premises.
  - (b) Development is ancillary to the primary non-residential use on the site.
  - (c) An acceptable level of amenity is provided for the caretaker.

Note – A Caretaker's accommodation is different to a Dwelling unit as it involves genuine caretaking activities.