

<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.

### 9.3.1.3 Assessment criteria

**Table 9.3.1.3.a Criteria of self assessable and assessable development**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO1</b> The caretaker's accommodation is sub-ordinate to the primary non-residential use of the site.</p>	<p><b>AO1.1</b> The caretaker's accommodation has: (a) a gross floor area not exceeding 100m<sup>2</sup>; (b) separate occupant access that functions independent of any non-residential land use on the site.</p> <p><b>AO1.2</b> Only one caretaker's accommodation is established per site</p>
<p><b>PO2</b> The caretaker's accommodation must be necessary for the operation or security of the primary non-residential use of the site.</p>	<p><b>AO2</b> The caretaker's accommodation is occupied by the proprietor, manager, an employee or designated caretaker of the primary non-residential use of the site.</p> <p>Note – It is not intended that caretaker's premises offer an alternative form of general residential living catering for the general needs of the community.</p>
<p><b>PO3</b> The caretaker's accommodation is provided with an appropriate level of recreation and service facilities.</p>	<p><b>AO3.1</b> One covered car parking space is provided in addition to the required car parking quota for the non-residential land use. This dedicated car parking space must be clearly identified for the exclusive use of the caretaker.</p> <p><b>AO3.2</b> Development at ground level provides a private open space of at least 30m<sup>2</sup> with a minimum dimension of 5 metres that is adequately screened from non-residential activities; or</p> <p><b>AO3.3</b> Development located entirely above ground provides open space in the form of a balcony or a roof area with a minimum dimension of 15m<sup>2</sup> with a minimum dimension of 2.5 metres.</p> <p><b>AO3.4</b> The caretaker's accommodation is provided with space for the storage of refuse and recycling bins.</p>

## 9.3.2 Dual occupancy code

### 9.3.2.1 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 dual occupancy.
- (2) When using this code, reference should be made to section 1.5 in Part 1 and section 5.3.3 in part 5.

### 9.3.2.2 Purpose

- (1) The purpose of the dual occupancy 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) Development has a suitable area and frontage that is sufficient to accommodate a dual occupancy that can deliver a comfortable living environment.
  - (b) Development of a new building is of a bulk and scale that is compatible with the established form of development in the area.
  - (c) Development is designed to provide a sense of ownership for residents.
  - (d) Neighbouring residential amenity is maintained.

### 9.3.2.3 Assessment criteria

**Table 9.3.2.3.a Criteria for assessable development**

Performance outcomes	Acceptable outcomes
<b>PO1</b> The development occurs on a lot of sufficient size to provide for the needs of the housing type proposed.	<b>AO1.1</b> The dual occupancy is established on land that has a minimum site area of 800m <sup>2</sup> .
	<b>AO1.2</b> The development does not exceed the density as specified in the relevant zone code.
<b>PO2</b> Layout and design enhances the built form of the surrounding streetscape by: <ol style="list-style-type: none"> <li>(a) contributing to the establishment of an attractive streetscape;</li> <li>(b) ensuring that the development addresses the street;</li> <li>(c) reducing building bulk through a combination of verandas, recesses and variations in building form and materials;</li> <li>(d) ensuring building height is consistent with surrounding development;</li> <li>(e) ensuring that setbacks complement the existing streetscape and maximise open space areas, solar access and provide for service areas.</li> </ol>	<b>AO2.1</b> The dual occupancy is limited to single storey or split level design, with a maximum height of 6.5 metres, where adjoined by single storey development on all sides; or
	<b>AO2.2</b> Two storeys with a maximum height of 8.5 metres where: <ol style="list-style-type: none"> <li>(a) adjoined by two storey development on any side, or</li> <li>(b) not yet adjoined by any development; or</li> <li>(c) in the Low-medium density residential zone.</li> </ol>
	<b>AO2.3</b> Buildings and structures are setback to be: <ol style="list-style-type: none"> <li>(a) a minimum of 6 metres from the street frontage: or</li> <li>(b) within 20% of the average setback of adjoining development.</li> <li>(c) a minimum of 2.5 metres to side boundaries;</li> <li>(d) a minimum of 4.5 metres to a rear boundary.</li> </ol>
	<b>AO2.4</b> The development addresses the street by presenting balconies, verandas, a front door and/or windows from habitable rooms or a kitchen window to the street.
	<b>AO2.5</b> For corner sites, each dwelling unit is orientated to a different street frontage.

Performance outcomes	Acceptable outcomes
	<p><b>AO2.6</b> Garages are setback behind the main building façade and the maximum width of a garage or carport facing the street is 6 metres.</p> <p><b>AO2.7</b> Service structures and mechanical plant are screened or designed as part of the building.</p>
<p><b>PO3</b> Adequate parking areas and facilities are provided.</p>	<p><b>AO3.1</b> Parking provision is in accordance with the requirements set out in the <i>Access, Parking and Servicing Code</i>.</p> <p><b>AO3.2</b> Parking is not located closer than 2 metres to the street frontage;</p> <p><b>AO3.2</b> Parking is not located any closer than 1.5 metres to a side boundary.</p>
<p><b>PO4</b> The development provides safe and convenient vehicle access between the road and on-site car parking while maintaining the standard of infrastructure in the road.</p>	<p><b>AO4.1</b> Dwelling units are serviced by: (a) a shared driveway with a minimum width of 3.6 metres; or by individual driveways of minimum width of 3 metres each; (b) imperviously sealed driveway surfaces.</p> <p><b>AO4.2</b> Driveways and crossovers require no alteration to existing on-street infrastructure, including street trees, footpaths, drainage pits, street signs, service pillars and electricity infrastructure.</p>
<p><b>PO5</b> Private open space areas are: (a) clearly defined for private use; (b) are of dimensions that enable recreational use of the space; (c) directly accessible from a main indoor living area of the dwelling.</p>	<p><b>AO5.1</b> A minimum area of 35m<sup>2</sup> private open space is provided for each dwelling unit which has a minimum dimension of 4.5 metres and is directly accessible to the living area of the unit.</p> <p><b>AO5.2</b> Each dwelling unit is provided with a minimum of 12m<sup>2</sup> external covered hardstand area with its main private open space area directly adjacent to the living area of the dwelling unit.</p> <p><b>AO5.3</b> In the case of an above ground dwelling unit, open space is provided in the form of a covered balcony, having a minimum of 8m<sup>2</sup> and a minimum depth of 3 metres, and is directly accessible to the living area of the unit.</p>
<p><b>PO6</b> Fencing is designed to ensure privacy, while maintaining a high standard of streetscape amenity.</p>	<p><b>AO6.1</b> A screen fence (minimum height 1.8 metres and maximum paling gap of 10mm) is provided to the side and rear of boundaries of the lot.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO6.2</b> Any proposed fences or walls along road frontages do not exceed:</p> <ul style="list-style-type: none"> <li>(a) 1.2 metres in height where panels obscure more than 50% of clear vision between the front of the dwelling unit and the road; or</li> <li>(b) 1.5 metres in height where panels do not obscure more than 50% of clear vision between the front of the dwelling unit and the road.</li> </ul> <p><b>AO6.3</b> In addition to the requirements of <b>AO6.1</b>, the side fencing tapers in height between the front façade of the dwelling unit and the road frontage:</p> <ul style="list-style-type: none"> <li>(a) to match the height of the fence on the road frontage; or</li> <li>(b) in the case of no fence on the road frontage to a height not exceeding 1.2 metres at the road frontage.</li> </ul>
<p><b>P07</b> Landscaping provides an attractive appearance to the streetscape.</p>	<p><b>AO7</b> A minimum width of 2 metres, capable of, deep planting is provided along the frontage of the site (excluding access crossovers) and is provided with semi-advanced planting stock.</p>
<p><b>P08</b> The dual occupancy is connected to essential infrastructure services sufficient to support individual ownership of each dwelling unit.</p>	<p><b>AO8</b> Each dwelling unit is connected separately to:</p> <ul style="list-style-type: none"> <li>(a) water;</li> <li>(b) sewerage;</li> <li>(c) drainage;</li> <li>(d) electricity;</li> <li>(e) telephone.</li> </ul>
<p><b>P09</b> Storage space is provided for each dwelling unit.</p>	<p><b>AO9</b> Storage facilities are provided for each dwelling unit which is designed to meet the following requirements:</p> <ul style="list-style-type: none"> <li>(a) the storage facility located to allow access to a vehicle (i.e. inside a garage) or is external to the dwelling unit;</li> <li>(b) each storage facility has a minimum space of 3.5m<sup>2</sup>;</li> <li>(c) each storage facility has a minimum height of 2.1 metres;</li> <li>(d) each storage facility is weather proof;</li> <li>(e) each storage facility is lockable.</li> </ul>
<p><b>P10</b> Waste storage:</p> <ul style="list-style-type: none"> <li>(a) incorporates two wheelie bins per dwelling unit external to the garage and is screened from road view;</li> <li>(b) ensures wheelie bins are able to be wheeled to the kerbside for collection.</li> </ul>	<p><b>P10</b> Waste and recycling bin storage areas capable of accommodating two bins per dwelling unit is provided behind the front setback of the dwelling unit, and has direct access to the street or has access via a gate.</p>

### 9.3.3 Dwelling house code

#### 9.3.3.1 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 dwelling house.
- (2) When using this code, reference should be made to section 1.5 in Part 1 and section 5.3.3 in part 5.

#### 9.3.3.2 Purpose

- (1) (1) The purpose of the dwelling house code is to assess the suitability of any dwelling house, including any proposed secondary dwelling associated with the house.
- (2) (2) The purpose of the code will be achieved through the following overall outcomes.
  - (a) (a) Dwelling houses are setback from boundaries and/or other buildings and or roads to maintain the character of the area;
  - (b) (b) Any proposed secondary dwelling is established in a manner that contributes to a pleasant living environment for extended households.
  - (c) (c) Any proposed secondary dwelling is sub-ordinate to the primary dwelling house.

#### 9.3.3.3 Assessment criteria

**Table 9.3.3.3.a Criteria of self assessable and assessable development**

Performance outcomes	Acceptable outcomes
<p><b>PO1</b> The setbacks of all buildings and structures must be in keeping with the character of the area.</p>	<p><b>AO1.1</b> Buildings are setback a minimum of 6 metres from road frontage(s), provided that a single unenclosed carport (maximum width 3.0 metres) may be located between the dwelling house and the road frontage.</p> <p><b>AO1.2</b> Buildings are setback:</p> <ol style="list-style-type: none"> <li>(a) at least 1.5 metres from side boundaries (where defined) where a building is up to 4.5 metres in height;</li> <li>(b) at least 2.0 metres from side boundaries (where defined) where the building height is between 4.5 metres and 7.5 metres;</li> <li>(c) At least 3 metres from side boundaries (where defined) where buildings are greater than 7.5 metres in height; or</li> </ol> <p><b>AO1.3</b> Buildings are setback at least 6 metres from any adjoining dwelling, where land title boundaries do not exist.</p> <p><b>AO1.4</b> Buildings are setback a minimum of 4.5 metres from rear boundaries.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO2</b></p> <p>Secondary dwellings:</p> <p>(a) are sub-ordinate, small scaled dwellings;</p> <p>(b) contribute to a safe and pleasant living environment;</p> <p>(c) are established on appropriately sized lots.</p>	<p><b>AO2.1</b></p> <p>The secondary dwelling:</p> <p>(a) is on the same lot as the primary dwelling house;</p> <p>(b) the secondary dwelling is located within, attached to, or separate from, the primary dwelling house. In all cases, the secondary dwelling must be capable of access independent from the primary dwelling house;</p> <p>(c) has a gross floor area not exceeding 75m<sup>2</sup>;</p> <p>(d) is established on land greater than 600m<sup>2</sup>;</p> <p>(e) is provided with separate metered services to the primary dwelling house.</p>

### 9.3.4 Dwelling unit code

#### 9.3.4.1 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 dwelling unit.
- (2) When using this code, reference should be made to section 1.5 in Part 1 and section 5.3.3 in part 5.

#### 9.3.4.2 Purpose

- (1) The purpose of the dwelling unit 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) An acceptable level of amenity is provided for residents.

Note – A Dwelling unit is different to a Caretaker's accommodation as it does not involve genuine caretaking activities.

#### 9.3.4.3 Assessment criteria

**Table 9.3.4.3.a Criteria of self assessable and assessable development**

Performance outcomes	Acceptable outcomes
<p><b>PO1</b></p> <p>The Dwelling unit is sub-ordinate to the primary non-residential use of the site.</p>	<p><b>AO1.1</b></p> <p>The Dwelling unit has:</p> <p>(a) a gross floor area not exceeding 100m<sup>2</sup>;</p> <p>(b) separate occupant access that functions independent of any non-residential land use on the site.</p> <p><b>AO1.2</b></p> <p>Only one Dwelling unit is established per site</p>
<p><b>PO2</b></p> <p>The dwelling unit is provided with an appropriate level of recreation and service facilities.</p>	<p><b>AO2.1</b></p> <p>One covered car parking space is provided in addition to the required car parking quota for the non-residential land use. This dedicated car parking space must be clearly identified for the exclusive use of the resident.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO2.2</b> Development at ground level provides a private open space of at least 30m<sup>2</sup> with a minimum dimension of 5 metres that is adequately screened for non-residential activities; or</p> <p><b>AO2.3</b> Development located entirely above ground provides open space in the form of a balcony or a roof area with a minimum dimension of 15m<sup>2</sup> with a minimum dimension of 2.5 metres.</p> <p><b>AO2.4</b> The dwelling unit is provided with space for the storage of refuse and recycling bins.</p>

### 9.3.5 Home based business code

#### 9.3.5.1 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 home based business.
- (2) When using this code, reference should be made to section 1.5 in Part 1 and section 5.3.3 in part 5.

#### 9.3.5.2 Purpose

- (1) The purpose of the home based business 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 outcome.
  - (a) Home based businesses are at a scale and level of intensity that maintains residential amenity.

#### 9.3.5.3 Assessment criteria

**Table 9.3.5.3.a Criteria of self assessable and assessable development**

Performance outcomes	Acceptable outcomes
<p><b>PO1</b> The use:</p> <ol style="list-style-type: none"> <li>(a) is associated with a dwelling that is being used as a private residence;</li> <li>(b) is low-key in terms of scale, operating characteristics and the number of non-resident employees;</li> <li>(c) does not adversely impact on nearby residential amenity;</li> </ol>	<p><b>AO1.1</b> The use is located within a dwelling unit or a domestic outbuilding and uses no more than 60m<sup>2</sup> of gross floor area.</p> <p><b>AO1.2</b> The use is conducted by a resident or residents of the premises and employs no more than 1 other non-resident.</p>



Performance outcomes	Acceptable outcomes
<p>(d) is compatible with domestic scale infrastructure.</p>	<p><b>AO1.3</b> The use does not:</p> <ul style="list-style-type: none"> <li>(a) involve the public display of goods or materials;</li> <li>(b) include hiring goods or equipment from the site;</li> <li>(c) impose an adverse load on utility infrastructure in comparison to normal domestic use of the premises;</li> <li>(d) involve more than 8 separate client visits per day.</li> </ul> <p><b>AO1.4</b> The home based business:</p> <ul style="list-style-type: none"> <li>(a) is restricted to the hours of 8.00am to 8.00pm Monday to Friday and 8.00am to 5.00pm on Saturday;</li> <li>(b) is no conducted on Sundays or on public holidays.</li> </ul> <p><b>AO1.5</b> Not more than one vehicle associated with the use is parked, on or adjacent, to the premises and such vehicle does not exceed 4 tonnes of gross vehicle mass (gvm).</p> <p><b>AO1.6</b> Signage is limited to one non-illuminated sign:</p> <ul style="list-style-type: none"> <li>(a) no greater than 1.0 metre in length and 0.3 metres in width;</li> <li>(b) no higher than 1.5 metres in height;</li> <li>(c) displaying the occupier's name, business and contact details only.</li> </ul>
<b>For Bed and breakfast accommodation / Farm stay</b>	
<p><b>PO2</b> Bed and breakfast / farm stay activities are compatible with adjacent uses, are small in scale and secondary to the primary residential / rural use.</p>	<p><b>AO2</b> The bed and breakfast / farm stay accommodation is limited to two bedrooms within the curtilage of the dwelling.</p>
<b>For tuition or training activities</b>	
<p><b>PO3</b> Where the home-based business involves tuition or training, it is restricted in scale to protect the amenity of adjoining premises.</p>	<p><b>PO3.1</b> A maximum number of students is 6 at any one time.</p> <p><b>PO3.2</b> Swimming classes are undertaken in a domestic size swimming pool.</p> <p><b>PO3.3</b> The use does not generate loud or repetitive noise nuisances that affect neighbouring premises.</p>

## 9.3.6 Multiple dwelling code

### 9.3.6.1 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 multiple dwelling.
- (2) When using this code, reference should be made to section 1.5 in Part 1 and section 5.3.3 in part 5.

### 9.3.6.2 Purpose

- (1) The purpose of the multiple dwelling 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) Development has a suitable area and frontage that is sufficient to accommodate a multiple dwelling that can deliver a comfortable living environment.
  - (b) Development of a new building is of a bulk and scale that is compatible with the established form of development in the area.
  - (c) Development achieves a tropical design vernacular that is appropriate to the climate.
  - (d) Development is designed to provide a sense of ownership for residents.
  - (e) Privacy between individual dwelling units and neighbouring properties is provided.
  - (f) Neighbouring residential amenity is maintained.

### 9.3.6.3 Assessment criteria

**Table 9.3.6.3.a Criteria for assessable development**

Performance outcomes	Acceptable outcomes
<p><b>PO1</b></p> <p>The development occurs on a lot of sufficient size to provide for the needs of the housing type proposed.</p>	<p><b>AO1.1</b></p> <p>The multiple dwelling is established on land that has a minimum site area of 600m<sup>2</sup>.</p> <p><b>AO1.2</b></p> <p>The development does not exceed the density as specified in the relevant zone code.</p>
<p><b>PO2</b></p> <p>Layout and design enhances the built form of the surrounding streetscape by:</p> <ol style="list-style-type: none"> <li>(a) contributing to the establishment of an attractive streetscape;</li> <li>(b) ensuring that the development addresses the street;</li> <li>(c) reducing building bulk through a combination of verandas, recesses and variations in building form and materials;</li> <li>(d) ensuring building height is consistent with surrounding development;</li> </ol>	<p><b>AO2.1</b></p> <p>The multiple dwelling is limited to three storeys or a maximum of 12 metres in height.</p> <p><b>AO2.2</b></p> <p>Buildings and structures are setback to be</p> <ol style="list-style-type: none"> <li>(a) a minimum of 6 metres from the street frontage: or</li> <li>(b) within 20% of the average setback of adjoining development.</li> <li>(c) a minimum of 2.0 metres to side boundaries;</li> <li>(d) a minimum of 4.5 metres to a rear boundary.</li> </ol>

Performance outcomes	Acceptable outcomes
<p>(e) ensuring that setbacks complement the existing streetscape and maximise open space areas, solar access and provide for service areas.</p>	<p><b>AO2.3</b> Buildings and structures are setback from side boundaries: (a) 2.5 metres for two storey buildings (8.5 metres maximum height); (b) 3.5 metres for more than two storeys (greater than 8.5 metres in height).</p> <p><b>AO2.4</b> Buildings and structures are setback from rear boundaries: (a) 4.5 metres for two storey buildings (8.5 metres maximum height); (b) 6.0 metres for more than two storeys (greater than 8.5 metres in height).</p> <p><b>AO2.5</b> The development addresses the street by presenting balconies, verandas, a front door and/or windows from habitable rooms or kitchen window to the street.</p> <p><b>AO2.6</b> Garages are setback behind the main building façade and the maximum width of a garage or carport facing the street is 6 metres.</p> <p><b>AO2.7</b> Service structures and mechanical plant are screened or designed as part of the building.</p>
<p><b>PO3</b> The development achieves a tropical design and vernacular through:</p> <p>(a) the use of structural elements and building materials of varying scales and textures; (b) variations in exterior colours; (c) variations in the size and patterning of windows; (d) use of pitched rooves, wide eaves, awnings and other sun protection and rain protection devices.</p>	<p><b>AO3</b> No acceptable outcomes are prescribed.</p>
<p><b>PO4</b> Buildings are designed to:</p> <p>(a) permit cross-breezes through buildings; (b) minimise solar heat loads; (c) promote natural light penetration.</p>	<p><b>AO4.1</b> Buildings are orientated on site to:</p> <p>(a) allow south-east and north-east breezes to penetrate the site; (b) permit the exposure of individual dwelling units to prevailing cross breezes. (c) minimise exposure to western sun, particularly to habitable rooms.</p> <p><b>AO4.2</b> Individual dwelling units are designed to promote natural light and ventilation.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO4.3</b> Living areas and bedrooms are provided with openings on at least two different walls to permit cross-ventilation.</p> <p>Editor's note – partitioned walls, vents in or above doors, internal louvers are design elements that will assist in achieving this outcome.</p> <p><b>AO4.4</b> Units are not located on both sides of a central common corridor (i.e. – not double banked), unless the central corridor is designed to permit free flowing breezes to penetrate for ventilation.</p>
<p><b>PO5</b> Privacy between dwelling units on the site and to adjoining sites is achieved through the design and siting of windows and decks to reduce overlooking into other habitable rooms.</p>	<p><b>AO5</b> Where habitable rooms (including decks) look directly at habitable rooms (including decks) within 2 metres at ground level and within 9 metres at non-ground level, privacy is protected by:</p> <ul style="list-style-type: none"> <li>(a) sill heights being a minimum of 1.5 metres in height; or</li> <li>(b) fixed obscure glazing for any part of the window below 1.5 metres in height; and/or</li> </ul> <p>Editor's note - obscure glazed hopper windows that open to a fixed position that prevents direct view is a potential option that will satisfy this outcome.</p> <ul style="list-style-type: none"> <li>(c) fixed external screening devices; and</li> <li>(d) in the case of ground floor level, fencing to a height of 1.8 metres in height with a maximum paling gap of 10mm.</li> </ul>
<p><b>PO6</b> Adequate parking areas and facilities are provided.</p>	<p><b>AO3.1</b> Parking provision is in accordance with the requirements set out in the <i>Access, Parking and Servicing Code</i>.</p> <p><b>AO6.2</b> Visitor parking is not located closer than 2 metres to the street frontage;</p> <p><b>AO6.3</b> Parking is not located any closer than 2.0 metres to a side boundary.</p>
<p><b>PO7</b> The development provides safe and convenient vehicle access between the road and on-site car parking while maintaining the standard of infrastructure in the road.</p>	<p><b>AO7.1</b> Dwelling units are serviced by:</p> <ul style="list-style-type: none"> <li>(a) a shared driveway with a minimum width of 3.6 metres; or by individual driveways of minimum width of 3 metres each;</li> <li>(b) imperviously sealed driveway surfaces.</li> </ul> <p><b>AO7.2</b> Driveways and crossovers require no alteration to existing on-street infrastructure, including street trees, footpaths, drainage pits, street signs, service pillars and electricity infrastructure.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO8</b></p> <p>Private open space areas are:</p> <ul style="list-style-type: none"> <li>(a) clearly defined for private use;</li> <li>(b) are of dimensions that enable recreational use of the space;</li> <li>(c) directly accessible form a main indoor living area of the dwelling.</li> </ul>	<p><b>AO8.1</b></p> <p>A minimum area of 35m<sup>2</sup> private open space is provided for each dwelling unit which has a minimum dimension of 4.5 metres and is directly accessible to the living area of the unit.</p> <p><b>AO8.2</b></p> <p>Each dwelling unit is provided with a minimum of 12m<sup>2</sup> external covered hardstand area with its main private open space area directly adjacent to the living area of the unit.</p> <p><b>AO8.3</b></p> <p>In the case of an above ground dwelling unit, open space is provided in the form of a covered balcony, having a minimum of 8m<sup>2</sup> and a minimum depth of 3 metres, and is directly accessible to the living area of the unit.</p>
<p><b>PO9</b></p> <p>Functional communal open space is provided for developments consisting of 8 dwelling units or more.</p>	<p><b>AO9.1</b></p> <p>For multiple dwelling developments consisting of fewer than 8 units, private open space is maximised.</p> <p><b>AO9.2</b></p> <p>For multiple dwellings consisting of 8 or more units:</p> <ul style="list-style-type: none"> <li>(a) at least 35% of the site is provided as communal landscape and recreational area including: <ul style="list-style-type: none"> <li>(i) at least 1/2 of the required landscape area consisting of a minimum dimension of 5 metres;</li> <li>(ii) deep planting is provided for at least 1/3 of the required area;</li> <li>(iii) paved and sealed areas do not exceed 1/3 of the required area.</li> </ul> </li> </ul>
<p><b>PO10</b></p> <p>Fencing is designed to ensure privacy, while maintaining a high standard of streetscape amenity.</p>	<p><b>AO10.1</b></p> <p>A screen fence (minimum height 1.8 metres and maximum paling gap of 10mm) is provided to the side and rear of boundaries of the lot.</p> <p><b>AO10.2</b></p> <p>Fences or walls along road frontages do not exceed:</p> <ul style="list-style-type: none"> <li>(a) 1.2 metres in height where panels obscure more than 50% of clear vision between the front of the dwelling unit and the road; or</li> <li>(b) 1.5 metres in height where panels do not obscure more than 50% of clear vision between the front of the dwelling unit and the road.</li> </ul> <p><b>AO10.3</b></p> <p>In addition to the requirements of <b>AO10.1</b>, the side fencing tapers in height between the front façade of the dwelling unit and the road frontage:</p> <ul style="list-style-type: none"> <li>(a) to match the height of the fence on the road frontage; or</li> <li>(b) in the case of no fence on the road frontage to a height not exceeding 1.2 metres at the road frontage.</li> </ul>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	<p><b>AO10.4</b></p> <p>Fences that exceed 10 metres in length along a road frontage are articulated or provide visual interest.</p>
<p><b>PO11</b></p> <p>Landscaping provides an attractive appearance to the streetscape.</p>	<p><b>AO11</b></p> <p>A minimum width of 2 metres of space capable of deep planting with semi-advanced planting stock is provided along the frontage (excluding access crossovers), the side boundaries and the rear boundaries of the site.</p>
<p><b>PO12</b></p> <p>The multiple dwelling is connected to essential infrastructure services sufficient to support individual ownership of each dwelling unit.</p>	<p><b>AO12</b></p> <p>Each dwelling unit is connected separately to:</p> <ul style="list-style-type: none"> <li>(a) water;</li> <li>(b) sewerage;</li> <li>(c) drainage;</li> <li>(d) electricity;</li> <li>(e) telephone.</li> </ul>
<p><b>PO13</b></p> <p>Storage space is provided for each dwelling unit.</p>	<p><b>AO13</b></p> <p>Storage facilities are provided for each dwelling unit designed to meet the following requirements:</p> <ul style="list-style-type: none"> <li>(a) the storage facility located to allow access to a vehicle (ie inside a garage) or is external to the dwelling unit;</li> <li>(b) each storage facility has a minimum space of 3.5m<sup>2</sup>;</li> <li>(c) each storage facility has a minimum height of 2.1 metres;</li> <li>(d) each storage facility is weather proof;</li> <li>(e) each storage facility is lockable.</li> </ul>
<p><b>PO14</b></p> <p>Waste storage:</p> <ul style="list-style-type: none"> <li>(a) incorporates two wheelie bins per dwelling unit external to the garage and screened from road view;</li> <li>(b) ensures wheelie bins are able to be wheeled to the kerbside for collection.</li> </ul>	<p><b>AO14</b></p> <p>Waste and recycling bin storage areas capable of accommodating two bins per dwelling unit is provided behind the front setback and has direct access to the street or access via a gate.</p>

### **9.3.7 Roadside stall code**

#### **9.3.7.1 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 roadside stall.
- (2) When using this code, reference should be made to section 1.5 in Part 1 and section 5.3.3 in part 5.

### 9.3.7.2 Purpose

- (1) The purpose of the roadside stall 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) roadside stalls sell produce grown and harvested on the premises or sourced from nearby farms;
  - (b) roadside stalls are established in safe locations with respect to vehicle access;
  - (c) roadside stalls are small in scale and are compatible with the rural setting in which they are located;
  - (d) nuisance from any waste is managed.

### 9.3.7.3 Assessment criteria

**Table 9.3.7.3.a Criteria of self assessable and assessable development**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO1</b> The scale and intensity and operating characteristics of the roadside stall do not impact on the amenity and character of the surrounding area.</p>	<p><b>AO1</b> The roadside stall:</p> <ol style="list-style-type: none"> <li>(a) does not exceed 40m<sup>2</sup> in floor area;</li> <li>(b) only sells produce grown and harvested on the premises or sourced from nearby farms;</li> <li>(c) is contained within property boundaries (ie- is not located on road reserve);</li> <li>(d) operates in daylight hours only;</li> <li>(e) has no more than two signs established within the same property as the roadside stall and each sign:               <ol style="list-style-type: none"> <li>(i) does not exceed 1.5m<sup>2</sup> in area;</li> <li>(ii) does not exceed 2.5 metres in height.</li> </ol> </li> </ol>
<p><b>PO2</b> The site is accessed via a road that is of adequate standard to:</p> <ol style="list-style-type: none"> <li>(a) cater for the proposed use;</li> <li>(b) allow customers to park safely;</li> <li>(c) maintains adequate sight lines;</li> <li>(d) minimises dust/mud nuisances.</li> </ol>	<p><b>AO2.1</b> Car parking is provided on-site.</p> <p><b>AO2.2</b> Car parking permits vehicles to enter and leave the site in forward gear.</p> <p><b>AO2.3</b> Car parking, access and manoeuvring areas are sealed to minimise nuisances associated with dust or mud.</p>
<p><b>PO3</b> Waste causes no visual or amenity nuisance.</p>	<p><b>AO3</b> Waste management areas are:</p> <ol style="list-style-type: none"> <li>(a) screened from view from the street</li> <li>(b) located and designed to avoid adverse impacts on adjoining premises.</li> </ol>

## 9.3.8 Telecommunications facility code

### 9.3.8.1 Application

- (1) This code applies to assessing a material change of use or building work for a telecommunications facility if:
  - (a) 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) or
  - (b) impact assessable development for a telecommunications facility.
- (2) When using this code, reference should be made to section 1.5 in Part 1 and section 5.3.3 in part 5.

### 9.3.8.2 Purpose

- (1) The purpose of the Telecommunications facility code is to assess the suitability of development for a telecommunications facility, where not a broadcasting station or television station.
- (2) The purpose of the code will be achieved through the following overall outcomes.
  - (a) development is provided in a safe manner;
  - (b) development provides for the siting or co-location of facilities to minimise adverse impacts on community well-being, visual amenity and the environment.

### 9.3.8.3 Assessment criteria

**Table 9.3.8.3.a Criteria for self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>General</b>	
<b>PO1</b> Development does not cause human exposure to electromagnetic radiation beyond limits outlined in the 'Radio Communications (Electromagnetic Radiation – Human Exposure Standard 2003' and 'Radio Protection Standard for Maximum Exposure Levels to Radio Frequency Fields' – 3kHz to 300GHz.	<b>AO1</b> Development is designed and operated to restrict human exposure to electromagnetic radiation in accordance with: <ol style="list-style-type: none"> <li>(a) 'Radio Communications (Electromagnetic Radiation – Human Exposure Standard 2003';</li> <li>(b) 'Radio Protection Standard for Maximum Exposure Levels to Radio Frequency Fields'.</li> </ol>
<b>Where a telecommunications tower</b>	
<b>PO2</b> Telecommunication towers are limited to a reasonable height to achieve their coverage objectives while minimising impacts on visual amenity and the character of the area.	<b>AO2</b> <ol style="list-style-type: none"> <li>(a) The maximum height of the tower is 30 metres; and</li> <li>(b) is a colour and width that minimises visual recognition in the landscape.</li> </ol>
<b>PO3</b> Telecommunication towers and associated structures are setback from property boundaries to maintain clear separation to neighbouring properties and roads.	<b>AO3.1</b> Where telecommunication towers are located near to a sensitive land use, they are setback a minimum of 1:1 (height to the setback of the common boundary). <b>AO3.2</b> Where telecommunication towers are not located near to a sensitive land use, they are setback a minimum of 6 metres to the common boundary.



Performance outcomes	Acceptable outcomes
	<p><b>AO3.3</b></p> <p>Telecommunication towers and associated structures are setback from a road frontage to align with the setbacks provided on the adjoining land (if no setback on adjoining land, a minimum of least 6 metres).</p>
<p><b>PO4</b></p> <p>The development is publicly inaccessible.</p>	<p><b>AO4</b></p> <p>Development ensures:</p> <p>(a) the facility is inaccessible to the general public; and</p> <p>(b) safety and warning signage are displayed where necessary.</p>
<p><b>PO5</b></p> <p>Development that is a new telecommunications facility is designed to facilitate co-location.</p>	<p><b>AO5</b></p> <p>Development ensures the design facilitates co-masting or co-siting with other carriers.</p>
<p><b>PO6</b></p> <p>Development ensures that the telecommunications facility and associated buildings are adequately screened from the view of any adjoining land use or street.</p>	<p><b>AO6</b></p> <p>Development provides a vegetative buffer between buildings and structures and adjoining land uses and the street, consisting of a minimum of two tier planting.</p>

## 9.4 Other development codes

### 9.4.1 Access, parking and servicing code

#### 9.4.1.1 Application

- (1) This code applies to assessing:
  - (a) operational work which requires a compliance assessment as a condition of a development permit; or
  - (b) a material change of use or reconfiguring a lot if:
    - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment for a material change of use (section 5.5) or reconfiguring a lot (section 5.6);
    - (ii) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to section 1.5 and section 5.3.3.

#### 9.4.1.2 Purpose

- (1) The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development provides sufficient on-site car parking to accommodate the demand anticipated to be generated by the development;
  - (b) On-site car parking, access to on-site parking, circulation and service areas are designed and constructed:
    - (i) to acceptable design specifications and standards;
    - (ii) to be convenient, accessible and operate in a safe manner;
    - (iii) to not impact on the safe operation of the adjoining footpath and street.

### 9.4.1.3 Assessment criteria

**Table 9.4.1.3.a Criteria for self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>Vehicle parking requirements</b>	
<p><b>PO1</b> Sufficient on-site car parking is provided to cater for the anticipated demand generated by the development.</p>	<p><b>AO1.1</b> The number of on-site car parking spaces complies with the rates specified in Table 9.4.1.3.b for that particular development.</p> <p><b>AO1.2</b> Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes or display of products.</p>
<p><b>PO2</b> Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p><b>AO2</b> The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS 2890 <i>Parking Facilities</i>.</p>
<p><b>PO3</b> Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p><b>AO3</b> The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.</p>
<b>Parking design</b>	
<p><b>PO4</b> Parking areas are adequately designed and constructed to meet user requirements, taking into account:</p> <ul style="list-style-type: none"> <li>(a) the desired character and amenity of the area;</li> <li>(b) the types of vehicles that are anticipated to visit the development.</li> </ul>	<p><b>AO4.1</b> Parking spaces meet the requirements of AS 2890 <i>Parking Facilities</i>.</p> <p><b>AO4.2</b> Parking spaces for people with disabilities are designed and constructed in accordance with AS 2890 <i>Parking Facilities</i> and AS1428 <i>Design for Access and Mobility</i>.</p>
<p><b>PO5</b> Access points are designed and constructed taking into account:</p> <ul style="list-style-type: none"> <li>(a) safety and efficient operation;</li> <li>(b) the amount and type of vehicular traffic;</li> <li>(c) the capacity of the adjoining road;</li> <li>(d) available sight distance.</li> </ul>	<p><b>AO5</b> Parking and access points are located, designed and constructed in accordance with AS 2890 <i>Parking Facilities</i>.</p>
<p><b>PO6</b> Access driveways, manoeuvring areas and vehicle parking areas are designed and constructed to provide:</p> <ul style="list-style-type: none"> <li>(a) suitable gradients for intended vehicle use;</li> <li>(b) effective drainage.</li> </ul>	<p><b>AO6</b> On-site driveways, vehicular manoeuvring and loading and unloading areas are:</p> <ul style="list-style-type: none"> <li>(a) imperviously sealed;</li> <li>(b) designed in accordance with the provisions of AS 2890 <i>Parking facilities</i>.</li> </ul>
<p><b>PO7</b> Sufficient area must be provided to permit vehicles to enter and leave the site in forward gear.</p>	<p><b>AO7</b> Circulation and turning areas comply with the provisions of AS 2890 <i>Parking facilities</i>.</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>PO8</b> On-site circulation must provide safe and practical access to all parking spaces and loading/unloading areas.	<b>AO8</b> Circulation areas comply with the provisions of AS 2890 <i>Parking facilities</i> .
<b>PO9</b> Where vehicle queuing is required, sufficient queuing space is available to enable vehicles to stand without obstructing the free flow of moving traffic and must not involve queuing outside the development site.	<b>AO9</b> Queuing and set-down areas comply with AS 2890 <i>Parking facilities</i> .
<b>Off street parking</b>	
<b>PO10</b> Where parking spaces cannot be provided on-site, on-street parking may be provided. On-street parking must: (a) be designed and constructed to meet user requirements; (b) not detract from streetscape character.	<b>AO10</b> On-street parking, where permitted, is provided in accordance with AS2890 <i>Parking facilities</i> .

**Table 9.4.1.3.b Car parking requirements**

<b>Land use</b>	<b>Min. number of car spaces</b>	<b>Min. number of bike spaces</b>
<b>Any use not included within this table</b>	Sufficient spaces to accommodate the amount of vehicles likely to be generated by the particular use at any one time.	Sufficient spaces to accommodate the amount of bikes likely to be generated by the particular use at any one time.
<b>Accommodation activities</b>		
<b>Caretaker's accommodation</b>	1 covered space	Not applicable.
<b>Dual Occupancy</b>	2 spaces per unit (of which 1 space must be covered for each unit).	Not applicable.
<b>Dwelling house</b>	2 spaces per dwelling unit (of which 1 space must be covered for each dwelling unit).	Not applicable.
<b>Dwelling unit</b>	1 space	Not applicable.
<b>Home based business</b>	The parking required for the dwelling house, plus: (a) 1 space per 25m <sup>2</sup> of gross floor area used for the home based business; or (b) 1 space per bedroom approved for bed and breakfast / farm stay accommodation; or (c) a number to be determined for tuition or training activities based on the nature of the activity.	Not applicable.

<b>Land use</b>	<b>Min. number of car spaces</b>	<b>Min. number of bike spaces</b>
<b>Multiple dwelling</b>	(a) 1 space per unit containing 1 or 2 bedrooms; or (b) 1.5 spaces per unit containing 3 or more rooms; (c) 1 visitor space per 5 units.	1 space per unit.
<b>Relocatable home park</b>	(a) 1 space per relocatable home; (b) 1 visitor space per 5 relocatable homes.	No rate specified.
<b>Residential care facility</b>	(a) 1 space per 6 nursing home beds; (b) 1 visiting space per 5 nursing home beds; (c) 1 space suitable for a minibus/an emergency vehicle (dual purpose space)	No rate specified.
<b>Retirement facility</b>	(a) 1 space per 4 rooming accommodation/ nursing home type rooms; (b) 1 covered space per self-contained unit; (c) 1 visitor space per 5 self-contained unit; (d) 1 space per 2 employees; (e) 1 space suitable for minibus/an emergency vehicle (dual purpose).	No rate specified.
<b>Rooming accommodation</b>	(a) 0.5 spaces per unit, plus 0.25 visitor spaces per unit; (b) 1 space for an on-site manager (if applicable)	No rate specified.
<b>Short term accommodation</b>	(a) 1 space per accommodation unit for the first 40 units then 1 space per 2 accommodation units for the remainder; (b) 1 space per 2 employees.	No rate specified.
<b>Tourist park</b>	(a) 1 space per caravan site, camp site or cabin; (b) 1 visitor space per 10 caravan sites, camp sites or holiday cabins.	No rate specified.
<b>Retail and business activities</b>		
<b>Bar</b>	1 space per 25m <sup>2</sup> of gross floor area (licensed area)	1 space per 250m <sup>2</sup> of gross floor area
<b>Food and drink outlet</b>	1 space per 25m <sup>2</sup> of gross floor area.	1 space per 250m <sup>2</sup> of gross floor area.
<b>Funeral parlour</b>	(a) 1 space per 25m <sup>2</sup> of gross floor area; (b) 1 space per chapel seats.	1 space per 250m <sup>2</sup> of gross floor area.
<b>Garden centre</b>	(a) 1 space per 25m <sup>2</sup> of gross floor area for the sales area building; (b) 1 space per 200m <sup>2</sup> of nursery site area (excluding non-customer wholesale growing areas).	No rate specified.

Land use	Min. number of car spaces	Min. number of bike spaces
<b>Hardware and trade supplies</b>	1 space per 25m <sup>2</sup> of gross floor area.	No rate specified.
<b>Health care services</b>	1 space per 25m <sup>2</sup> of gross floor area.	1 space per 250m <sup>2</sup> of gross floor area.
<b>Hotel</b>	(a) 1 space per 25m <sup>2</sup> of gross floor area (licensed area); (b) 1 space per accommodation unit for the first 40 units then 1 space per 2 accommodation units for the remainder.	1 space per 250m <sup>2</sup> of gross floor area.
<b>Office</b>	1 space per 25m <sup>2</sup> of gross floor area.	1 space per 250m <sup>2</sup> of gross floor area.
<b>Outdoor sales</b>	1 per 400m <sup>2</sup> of site area.	No rate specified.
<b>Service station</b>	1 space per 25m <sup>2</sup> of gross floor area.	1 space per 250m <sup>2</sup> of gross floor area.
<b>Shop</b>	1 space per 25m <sup>2</sup> of gross floor area.	1 space per 250m <sup>2</sup> of gross floor area.
<b>Shopping centre</b>	1 space per 25m <sup>2</sup> of gross floor area.	1 space per 500m <sup>2</sup> of gross floor area.
<b>Showroom</b>	1 space per 50m <sup>2</sup> of gross floor area.	1 space per 250m <sup>2</sup> of gross floor area.
<b>Veterinary services</b>	1 space per 25m <sup>2</sup> of gross floor area	1 space per 250m <sup>2</sup> of gross floor area.
<b>Industry activities</b>		
<b>Extractive industry</b>	1 space per 2 employee	No rate specified.
<b>High impact industry</b>	(a) 1 space per 100m <sup>2</sup> of gross floor area; (b) 1 heavy vehicle parking space per 5000m <sup>2</sup> of site area.	1 space per 800m <sup>2</sup> of gross floor area.
<b>Low impact industry</b>	(a) 1 space per 100m <sup>2</sup> of gross floor area; (b) 1 heavy vehicle parking space per 2000m <sup>2</sup> of site area.	1 space per 500m <sup>2</sup> of gross floor area.
<b>Marine industry</b>	(a) 1 space per 100m <sup>2</sup> of gross floor area; (b) 1 heavy vehicle parking space per 2000m <sup>2</sup> of site area.	1 space per 800m <sup>2</sup> of gross floor area.
<b>Medium impact industry</b>	(a) 1 space per 100m <sup>2</sup> of gross floor area; (b) 1 heavy vehicle parking space per 2000m <sup>2</sup> of site area.	1 space per 800m <sup>2</sup> of gross floor area.
<b>Research and technology industry</b>	(a) 1 space per 40m <sup>2</sup> of gross floor area; (b) 1 heavy vehicle parking space per 2000m <sup>2</sup> of site area.	1 space per 500m <sup>2</sup> of gross floor area.

Land use	Min. number of car spaces	Min. number of bike spaces
<b>Rural industry</b>	In a rural area, 1 space per 2 employees, otherwise: (a) 1 space per 100m <sup>2</sup> of gross floor area; (b) 1 heavy vehicle parking space per 2000m <sup>2</sup> of site area.	No rate specified.
<b>Service industry</b>	1 space per 25m <sup>2</sup> of gross floor area.	1 space per 250m <sup>2</sup> of gross floor area.
<b>Warehouse</b>	(a) 1 space per 100m <sup>2</sup> of gross floor area; (b) 1 heavy vehicle parking space per 2000m <sup>2</sup> of site area.	1 space per 800m <sup>2</sup> of gross floor area.
<b>Community facilities</b>		
<b>Cemetery</b>	30 spaces	No rate specified.
<b>Crematorium</b>	30 spaces	No rate specified.
<b>Child care centre</b>	(a) 1 space per full time staff member; (b) 1 space per 10 children to be collected.	1 per 250m <sup>2</sup> of gross floor area.
<b>Educational Establishment</b>	(a) 1 space per 2 staff members for primary and secondary schools; (b) 1 space per 2 staff members, plus 1 space per 5 students for higher education; (c) provision for on-site set-down of students in addition to the above.	(a) 1 space per 10 students for primary and high schools; (b) 1 space per 25 students for higher education.
<b>Hospital</b>	(a) 1 spaces per employee (per shift); (b) 1 ambulance bay per 50 beds.	1 space per 500m <sup>2</sup> of gross floor area.
<b>Place of worship</b>	1 space per 15m <sup>2</sup> of gross floor area.	1 space per 250m <sup>2</sup> of gross floor area.
<b>Theatre</b>	1 space per 25m <sup>2</sup> of gross floor area.	1 space per 2500m <sup>2</sup> of gross floor area.
<b>Miscellaneous</b>		
<b>Car wash</b>	1 space per 100m <sup>2</sup> of gross floor area.	Not applicable.
<b>Indoor sport and recreation</b>	1 space per 25m <sup>2</sup> of gross floor area.	1 space per 250m <sup>2</sup> of gross floor area.
<b>Telecommunications facility</b>	1 space, where not a broadcasting station or a television station.	Not applicable, where not a broadcasting station or a television studio.

## 9.4.2 Filling and excavation code

### 9.4.2.1 Application

- (1) This code applies to assessing:
  - (a) operational work for filling and excavation which is self-assessable or code assessable development if this code is an applicable code identified in the assessment criteria column of a table of assessment for operational work (section 5.9) or an overlay (section 5.10);

- (b) a material change of use or reconfiguring a lot if:
  - (i) assessable development where the code is identified in the assessment criteria column of the table of assessment for a material change of use (section 5.5) or reconfiguring a lot (section 5.6);
  - (ii) impact assessable development, to the extent relevant.

Note – This code does not apply to building work that is regulated under the *Building Code of Australia*.

- (2) When using this code, reference should be made to section 1.5 and section 5.3.3.

#### 9.4.2.2 Purpose

- (1) The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Filling or excavation does not impact on the character and amenity of the site and surrounding areas;
  - (b) Filling and excavation does not adversely impact on the environment;
  - (c) Filling and excavation does not impact on water quality or drainage of upstream, downstream or adjoining properties;
  - (d) Filling and excavation is designed to be fit for purpose and does not create land stability issues.

#### 9.4.2.3 Assessment criteria

**Table 9.4.2.3.a Criteria for self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>Amenity</b>	
<b>PO1</b> Filling and excavation minimises visual and amenity impacts from retaining walls and excessive earthworks.	<b>AO1</b> Filling and excavation on premises is no greater than 1 metre in height.
<b>PO2</b> Retaining walls proposed as a consequence of filling and excavation: <ul style="list-style-type: none"> <li>(a) do not adversely impact on adjoining land and vegetation;</li> <li>(b) are finished in high quality materials;</li> <li>(c) are easy to maintain.</li> </ul>	<b>AO2.1</b> Retaining structures, including footings, surface drainage and sub-soil drainage: <ul style="list-style-type: none"> <li>(a) are contained entirely within the site;</li> <li>(b) if the total height to be retained is greater than 1 metre in height:               <ul style="list-style-type: none"> <li>(i) the retaining wall at the property boundary is no greater than 1 metre;</li> <li>(ii) all further terracing steps beyond the 1 metre high boundary retaining wall are spaced in the ratio of 1 vertical unit to 1 horizontal unit;</li> <li>(iii) the distance between each successive terrace is no less than 1 metre to permit planting of the terrace.</li> </ul> </li> </ul> <b>AO2.2</b> Development that involves retaining walls protects vegetation on adjoining sites.

	<p><b>AO2.3</b> Development of a retaining wall over 1 metre in height within 1 metre of the property boundary presents a maintenance free finish.</p> <p><b>AO2.4</b> Retaining walls have a design life of no less than 60 years.</p> <p><b>AO2.5</b> Earthwork batters steeper than 1 in 2 and higher than 1.8 metres require geotechnical certification.</p>
<b>Environmental performance</b>	
<p><b>PO3</b> Filling and excavation does not cause environmental nuisance due to:</p> <p>(a) hours of construction;</p> <p>(b) dust emissions;</p> <p>(c) mud deposition.</p>	<p><b>AO3.1</b> Transportation of fill to, or from, a site does not occur:</p> <p>(a) before 7.00am or after 6.00pm, Monday to Friday;</p> <p>(b) before 7.00am or after 1.00pm, Saturday;</p> <p>(c) on Sundays or public holidays.</p> <p><b>AO3.2</b> Dust emissions do not occur beyond the boundary of the site.</p> <p><b>AO3.3</b> No other air pollutants, including odours, are detectable beyond the boundaries of the site.</p> <p><b>AO3.4</b> Any external spillages onto public land are removed and are appropriately remediated immediately following any spillage.</p>
<p><b>PO4</b> Filling and excavation must not adversely impact on other premises as a result of stormwater drainage flows or flooding.</p>	<p><b>AO4</b> Stormwater drainage flows are directed to a lawful point of discharge.</p> <p><b>AO4.2</b> Filling and excavation must not result in:</p> <p>(a) the pooling of water;</p> <p>(b) erosive overland flow on the site or nearby premises.</p> <p><b>AO4.3</b> Filling and excavation must not result in an increase in the volume of water or concentration of water in:</p> <p>(a) overland flow paths of the premises and other premises;</p> <p>(b) waterways.</p>
<p><b>P05</b> Filling and excavation must not result in any contamination of land.</p>	<p><b>AO5.1</b> No contaminated materials are:</p> <p>(a) used as filling material;</p> <p>(b) excavated or disturbed.</p> <p><b>AO5.2</b> Filling material consists of clean materials and does not contain vegetation or construction rubble or debris.</p>



### **9.4.3 Landscaping code**

#### **9.4.3.1 Application**

- (1) This code applies to assessing:
  - (a) (a) operational work which requires a compliance assessment as a condition of a development permit; or
  - (b) a material change of use or reconfiguring a lot if:
    - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment for a material change of use (section 5.5) or reconfiguring a lot (section 5.6);
    - (ii) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to section 1.5 and section 5.3.3.

#### **9.4.3.2 Purpose**

- (1) The purpose of the Landscaping code is to assess the landscaping aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development provides an improvement to living and working environments through landscape works and associated planting;
  - (b) Landscaping respects and enhances the existing natural character of the site, the streetscape and the locality.
  - (c) Landscape planting screens buildings to reduce their bulk and obscures view of unsightly utility and service areas;
  - (d) Landscaping is functional, durable and provides for the efficient use of water.
  - (e) Weed and invasive species are eliminated for development sites.
  - (f) Landscaping does not impact on utility services.

### 9.4.3.3 Assessment criteria

**Table 9.4.3.3.a Criteria for self-assessable and assessable development**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO1</b> Development is landscaped in a manner which:</p> <ul style="list-style-type: none"> <li>(a) makes a positive contribution to the streetscape and enhances the appearance of the development;</li> <li>(b) integrates natural landscape features such as existing native vegetation</li> </ul>	<p><b>AO1</b> Landscaping is undertaken in accordance with a landscape plan, drawn to scale, that:</p> <ul style="list-style-type: none"> <li>(a) incorporates all proposed planting, paving, fencing and other landscape elements; and</li> <li>(b) includes: <ul style="list-style-type: none"> <li>(i) location and species of existing trees to be retained,</li> <li>(ii) location and species of proposed planting and a schedule of plant species and proposed planting size, including proposed on-street planting;</li> <li>(iii) location of infrastructure such as sewerage, water supply, electricity reticulation, refuse collection areas;</li> <li>(iv) irrigation details;</li> <li>(v) proposed surface treatments;</li> <li>(vi) fencing height and materials;</li> <li>(vii) contours and levels and any proposed retaining walls or level changes;</li> <li>(viii) relationship of landscaping to any walls, doorways and windows.</li> </ul> </li> </ul>
<p><b>PO2</b> Planting consists of species that will suit the physical conditions of the site and the local Yarrabah micro-climatic conditions.</p>	<p><b>AO2.1</b> Planting is suitable to the soil type.</p> <p><b>AO2.2</b> Planting is able to withstand both prolonged periods of both wet and dry weather.</p>
<p><b>PO3</b> Development involves the removal of all weed and invasive species and implements on-going measures to ensure any weeds or invasive species do not recolonise the development site.</p>	<p><b>AO3</b> Any weed or invasive species on the site are identified in association with landscape plan preparation and measures are incorporated into the landscape plan outlining removal and on-going management.</p>
<p><b>PO4</b> Building features such as bin storage areas and utility areas, blank walls are screened with planting.</p>	<p><b>AO4</b> Landscaping consisting of dense planting is arranged along and near retaining walls, long blank walls of buildings, mechanical plant and air-conditioning, clothes drying areas, bin enclosures and other utility structures.</p>
<p><b>PO5</b> Stormwater run-off is minimised, not impeded and where appropriate, re-used in landscaping through water infiltration.</p>	<p><b>AO5.1</b> Adequate drainage is provided to all paving, turf and garden beds.</p> <p><b>AO5.2</b> Overland flow paths are not restricted by landscaping works.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO5.3</b> Water run-off is reused through draining of hard surfaces towards permeable surfaces, turf and garden beds and minimising the extent of impervious surfaces on site.</p> <p><b>AO5.4</b> Planting beds are provided with mulch to reduce water loss.</p>
<p><b>PO6</b> Trees and shrubs are located to avoid interference with vehicle and pedestrian sight lines, particularly at access points and on road and driveway corners.</p>	<p><b>PO6</b> No acceptable outcomes are prescribed.</p>
<p><b>PO7</b> The landscape design is functional and enhances personal safety and reduces the potential for anti-social behaviour.</p>	<p><b>AO7.1</b> Design permits passive surveillance into and across communal recreation areas, playgrounds, pathways and car parking areas.</p> <p><b>AO7.2</b> Walking surfaces are stable and non-slippery.</p> <p><b>AO7.3</b> Driveway and parking surfaces utilise materials that are toned sufficiently to reduce visual glare.</p> <p><b>AO7.4</b> Toxic plant species, in particular species with toxic fruits, are not utilised.</p>
<p><b>PO8</b> The location and type of plants species does not adversely impact on the function and accessibility to services and facilities.</p>	<p><b>AO8.1</b> Plant species are selected and sited with consideration to the location of overhead and underground services, including proximity to any electricity poles.</p> <p><b>AO8.2</b> Plants are located to enable tradespersons to access and inspect service meters.</p> <p><b>AO8.3</b> Planting does not limit access for service vehicles and rubbish trucks to utility areas, docking areas and bin enclosures.</p>
<p><b>PO9</b> Landscape planting areas are maintained by ensuring they are weed free, plants are pruned when necessary, mulched areas are replenished and dead plants are replaced.</p>	<p><b>PO9</b> No acceptable outcomes are prescribed</p>

## 9.4.4 Protection of sensitive land uses code

### 9.4.4.1 Application

- (1) This code applies to assessing:
- (a) building work for outdoor lighting which is self-assessable and assessable development if this code is an applicable code identified in the assessment criteria column table of assessment for building work (section 5.7);
  - (b) a material change of use or reconfiguring a lot if:
    - (i) assessable development where the code is identified in the assessment criteria column of a table of assessment for material change of use (section 5.5) or reconfiguring a lot (section 5.6); or
    - (ii) impact assessable development, to the extent relevant.

Editor's note – Where for the purpose of lighting a tennis court in a Residential zone, a compliance statement prepared by a suitably qualified person must be submitted to Council with the development application for building work.

- (2) When using this code, reference should be made to section 1.5 and section 5.3.3.

### 9.4.4.2 Purpose

- (1) The purpose of the Protection of sensitive land uses code is to ensure that detrimental amenity impacts that may result from certain forms of development are avoided or minimised.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) sensitive land uses are protected from nuisance associated with night lighting, odour and noise.

### 9.4.4.3 Assessment criteria

- (1) The following table identifies the assessment criteria for assessable development

**Table 9.4.4.3.a Criteria for assessable development**

Performance outcomes	Acceptable outcomes
<b>Lighting</b>	
<b>PO1</b> Development does not cause an adverse impact on the amenity of nearby sensitive land uses as a consequence of light spillage.	<b>AO1.1</b> Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of <i>AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .
	<b>AO1.2</b> Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.
<b>Noise</b>	
<b>PO2</b> The generation of noise from the development, including car parking and manoeuvring areas, does not cause an unacceptable nuisance to adjoining properties or other nearby sensitive land uses through the incorporation of best practice noise attenuation measures and operational practices that minimise noise.	<b>AO2</b> The development achieves the Acoustic Quality Objectives listed within the <i>Environmental Protection (Noise) Policy 2008</i> .

Performance outcomes	Acceptable outcomes
<b>Odour</b>	
<b>PO3</b> Development does not cause an adverse impact on the amenity of nearby sensitive land uses in terms of odour.	<b>AO3.1</b> The use does not involve activities that create odourous air emissions.
	<b>AO3.2</b> The use does not result in air emissions that exceed any acceptable levels specified in the <i>Environmental Protection (Air) Policy 2008</i> .
	<b>AO3.3</b> The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and fly breeding, and is appropriately disposed of, at regular intervals.
<b>Contaminated land</b>	
<b>PO4</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants.	<b>AO4</b> Development is located where soils are not contaminated by pollutants which represent a health or safety risk to users, or contaminated soils subject to a development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.

## 9.4.5 Operational works code

### 9.4.5.1 Application

- (1) This code applies to assessing:
- (a) operational work which requires an assessment as a condition of a development permit or is assessable development if this code is identified in the assessment criteria column of a table of assessment for operational work (section 5.8);
  - (b) a material change of use or reconfiguring a lot if:
    - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment for a material change of use (section 5.5) or reconfiguring a lot (section 5.6);
    - (ii) impact assessable development, to the extent relevant.

Note – The Filling and excavation code applies to operational work for filling and excavation.

- (2) When using this code, reference should be made to section 1.5 and section 5.3.3.

### 9.4.5.2 Purpose

- (1) The purpose of the Operational works code is to assess the suitability of operational work, including operational work relating to development requiring approval arising from a condition of a development approval.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) The standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
  - (b) Development is located designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;

- (c) The integrity of existing infrastructure is maintained;
- (d) Development does not detract from environmental values or the desired character and amenity of an area.

#### 9.4.5.3 Assessment criteria

**Table 9.4.5.3.a Criteria for self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>Water supply</b>	
<b>PO1</b> An adequate, safe and reliable supply of potable, fire-fighting and general use water is provided.	<b>AO1.1</b> The premises is connected to the Council's reticulated water supply system in accordance with the Design Guidelines set out in section D6 of the FNQROC Development Manual; or
	<b>AO1.2</b> Where a reticulated water supply is not available to the premises, on-site water storage tank(s) with a minimum capacity of 30,000 litres and access to the tank(s) for fire trucks is provided for each new house or other development. Tank(s) are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to the occupation of the dwelling or commencement of use.
<b>Effluent treatment and disposal</b>	
<b>PO2</b> Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	<b>AO2.1</b> (a) The premises is connected to Council's reticulated sewerage system; (b) The extension of, or connection to, the sewerage system is designed and constructed in accordance with the Design Guidelines set out in section D7 of the FNQROC Development Manual; or
	<b>AO2.2</b> (a) Where not in a sewerage scheme area, the proposed disposal system meets the requirements of the <i>Environmental Protection (Water) Policy 2009</i> ; (b) The proposed on-site effluent disposal system is located on the lot in accordance with the <i>Queensland Plumbing and Wastewater (QPW) Code</i> .
<b>Stormwater drainage</b>	
<b>PO3</b> Development is designed such that disturbance to natural stream systems is minimised and stormwater discharge to surface and underground receiving waters, both during construction, and in developed catchments, do not degrade the quality of water in the receiving domains.	<b>AO3.1</b> The premises is already connected to Council's drainage system; or
	<b>AO3.2</b> A drainage system is designed, constructed and maintained to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in sections D4 and D5 of the FNQROC Development Manual.

Performance outcomes	Acceptable outcomes
	<p><b>AO3.3</b> Where the development footprint is greater than 2500m<sup>2</sup> or more than six lots or dwellings are proposed, a stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> <li>(a) erosive, dispersive and/or saline soil types;</li> <li>(b) landscape features (including landform);</li> <li>(c) acid sulfate soil and management of nutrients of concern;</li> <li>(d) rainfall erosivity.</li> </ul> <p><b>AO3.4</b> Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with the Design Guidelines set out in Section D5 of the FNQROC Development Manual</p>
<p><b>PO4</b> Development is designed to optimise the interception, retention and removal of waterborne pollutants, prior to discharge to receiving waters.</p>	<p><b>AO4</b> The drainage system from the development must incorporate a gross pollutant trap(s) or equivalent measures.</p>
<b>Electricity supply</b>	
<p><b>PO5</b> Development is provided with a source of power that will meet its energy needs.</p>	<p><b>AO5.1</b> The premises is already connected to the electricity network; or</p>
	<p><b>AO5.2</b> The premises is connected to the electricity supply network in accordance with the Design Guidelines set out in section D7 of the FNQROC Development Manual; or</p>
	<p><b>AO5.3</b> The premises is connected to the transmission grid.</p>
<b>Telecommunications</b>	
<p><b>PO6</b> Development is connected to a telecommunications network service approved by the relevant telecommunications regulatory authority.</p>	<p><b>AO6</b> The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p>
<p><b>PO7</b> Provision is made for future telecommunications services (e.g. fibre optic cable).</p>	<p><b>AO7</b> Conduits are provided in accordance with the FNQROC Development Manual.</p>
<b>Road construction</b>	
<p><b>PO8</b> The road to the frontage of the premises must be constructed to provide for the safe and</p>	<p><b>AO8.1</b> There is existing kerb and channel for the full frontage of the site.</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
efficient movement of: (a) vehicles on the road adjacent to the site; (b) vehicles to and from the site; (c) pedestrians and cyclists adjacent to the site; (d) pedestrians and cyclists to and from the site.	<b>AO8.2</b> The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in sections D1 and D3 of the FNQROC Development Manual, appropriate to the class of road.
	<b>AO8.3</b> There is (are) existing vehicular crossover(s) to provide access to the site designed in accordance with the Design Guidelines set out in sections D1 and D3 of the FNQROC Development Manual; or
	<b>AO8.4</b> A vehicular crossover(s) is (are) constructed to provide access to the site in accordance with the Design Guidelines set out in sections D1 and D3 of the FNQROC Development Manual.
<b>Alterations and repairs to public utility services</b>	
<b>PO9</b> Infrastructure is integrated with, and efficiently extends, existing networks.	<b>AO9</b> No acceptable outcomes are prescribed.
<b>PO10</b> Development and works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO10.1</b> Public utility mains and installations are not required to be altered or repaired as a result of development; or  <b>AO10.2</b> Public utility mains and installations are altered or repaired in association with works so that they continue to function and satisfy the relevant Design Guidelines set out in sections D8 of the FNQROC Development Manual.
<b>Waste management</b>	
<b>PO11</b> Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure and screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; (d) able to be kept in a clean state at all times.	<b>AO11.1</b> Container storage areas are provided which: (a) are in a building, outbuilding or other enclosed structure and screened from public view by a 1.8 metre high solid fence or wall or dense vegetation; (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose outlet; (d) are large enough to accommodate at least two (2) standard sized containers per dwelling and, in a commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of the use; and (e) are situated not closer than 6 metres to a road and 2 metres to any side boundary.



Performance outcomes	Acceptable outcomes
	<p><b>AO11.2</b> On sites greater than 2000m<sup>2</sup> in area, provision is made for refuse collection vehicles to access the collection area and to enter and exit the site in a forward gear without having to resort to more than a 3 point turn.</p> <p><b>AO11.3</b> For multiple dwellings and retirement facilities, container storage areas are located not more than 50 metres away from any dwelling unit.</p>
<p><b>PO12</b> Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:</p> <ul style="list-style-type: none"> <li>(a) off-site releases of contaminants does not occur;</li> <li>(b) the health and safety of people and the environment are protected;</li> <li>(c) the performance of the wastewater system is not put at risk.</li> </ul>	<p><b>PO12</b> No acceptable outcomes are prescribed.</p>
<b>Construction management</b>	
<p><b>PO13</b> Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p>	<p><b>AO13</b> Works include, at minimum:</p> <ul style="list-style-type: none"> <li>(a) installation of protective fencing around retained vegetation during construction;</li> <li>(b) erection of advisory signage;</li> <li>(c) no earthworks or storage of plant, materials and equipment, of disturbance of ground levels or soils below the canopy of any retained vegetation;</li> <li>(d) removal of any weed and/or invasive plant species.</li> </ul>
<p><b>PO14</b> Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.</p>	<p><b>AO14</b> No acceptable outcomes are prescribed.</p>
<p><b>PO15</b> Existing infrastructure is not damaged by construction activities.</p>	<p><b>AO15</b> Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning Scheme Policy FNQROC Development Manual.</p>

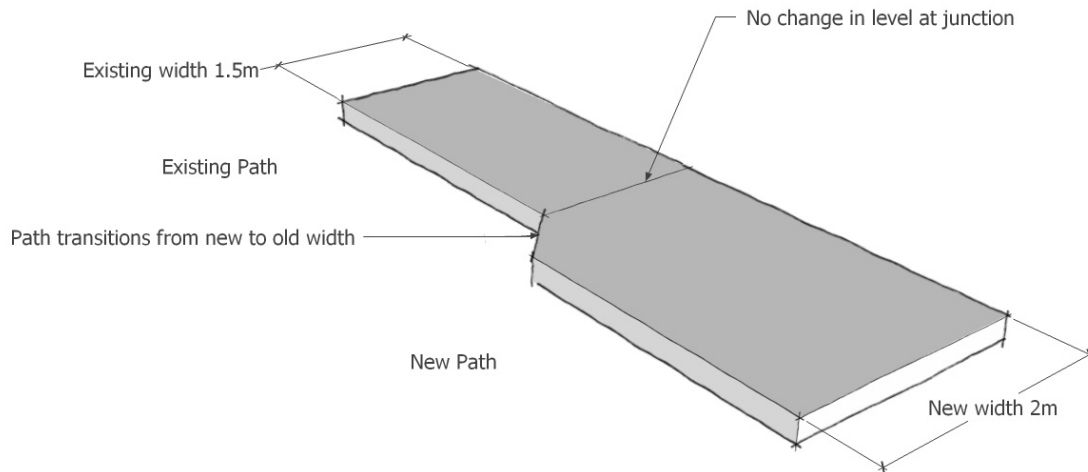
Performance outcomes	Acceptable outcomes
<b>Non-tidal artificial waterways</b>	
<p><b>PO16</b> Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <ul style="list-style-type: none"> <li>(a) protect water environmental values;</li> <li>(b) be compatible with the land use constraints for the site for protecting water environmental values;</li> <li>(c) be compatible with existing tidal and non-tidal waterways;</li> <li>(d) perform a function in addition to stormwater management;</li> <li>(e) achieve water quality objectives.</li> </ul>	<p><b>AO16</b> No acceptable outcomes are prescribed.</p>
<b>Wastewater discharge</b>	
<p><b>PO17</b> Discharge of wastewater to waterways, or off site:</p> <ul style="list-style-type: none"> <li>(a) meets best practice environmental management;</li> <li>(b) is treated to: <ul style="list-style-type: none"> <li>(i) meet water quality objectives for its receiving waters;</li> <li>(ii) avoid adverse impact on ecosystem health or waterway health;</li> <li>(iii) maintain ecological processes, riparian vegetation and waterway integrity;</li> <li>(iv) offset impacts on high ecological value waters.</li> </ul> </li> </ul>	<p><b>AO17</b> No acceptable outcomes are prescribed.</p>

**Table 9.4.5.3.b Stormwater management design objectives (Construction phase)**

Issue	Design Objectives
<p><b>Drainage control</b> (Temporary drainage works)</p>	<ul style="list-style-type: none"> <li>(1) Design life and design storm for temporary drainage works:               <ul style="list-style-type: none"> <li>(a) Disturbed area open for &lt;12 months—1 in 2-year ARI event;</li> <li>(b) Disturbed area open for 12–24 months—1 in 5-year ARI event;</li> <li>(c) Disturbed area open for &gt; 24 months—1 in 10-year ARI event.</li> </ul> </li> <li>(2) Design capacity excludes minimum 150 mm freeboard.</li> <li>(3) Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity.</li> </ul>
<p><b>Erosion control</b> (Erosion control measures)</p>	<ul style="list-style-type: none"> <li>(1) Minimise exposure of disturbed soils at any time.</li> <li>(2) Divert water run-off from undisturbed areas around disturbed areas.</li> <li>(3) Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods.</li> <li>(4) Implement erosion control methods corresponding to identified erosion risk rating.</li> </ul>
<p><b>Sediment control</b> (Sediment control measures, Design storm for sediment control basins, Sediment basin dewatering)</p>	<ul style="list-style-type: none"> <li>(1) Determine appropriate sediment control measures using:               <ul style="list-style-type: none"> <li>(a) potential soil loss rate; or</li> <li>(b) monthly erosivity; or</li> <li>(c) average monthly rainfall.</li> </ul> </li> <li>(2) Collect and drain stormwater from disturbed soils to sediment basin for design storm event:               <ul style="list-style-type: none"> <li>(a) design storm for sediment basin sizing is 80th% five-day event or similar.</li> </ul> </li> <li>(3) Site discharge during sediment basin dewatering:               <ul style="list-style-type: none"> <li>(a) TSS &lt; 50 mg/L TSS;</li> <li>(b) Turbidity not &gt;10% receiving waters turbidity;</li> <li>(c) pH 6.5–8.5.</li> </ul> </li> </ul>
<p><b>Water quality</b> (Litter and other waste, hydrocarbons and other contaminants)</p>	<ul style="list-style-type: none"> <li>(1) Avoid wind-blown litter; remove gross pollutants.</li> <li>(2) Ensure there is no visible oil or grease sheen on released waters.</li> <li>(3) Dispose of waste containing contaminants at authorised facilities.</li> </ul>
<p><b>Waterway stability and flood flow management</b> (Changes to the natural waterway hydraulics and hydrology)</p>	<ul style="list-style-type: none"> <li>(1) For peak flow for the 100% AEP event and 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site</li> </ul>

**Table 9.4.5.3.c Stormwater management design objectives (post-construction phase)**

Design Objectives				Application
Minimum reductions in mean annual load from unmitigated development (%)				
Total suspended solids (TSS)	Total phosphorous (TP)	Total nitrogen (TN)	Gross pollutants >5mm	
80	60	40	90	Development for urban purposes Excludes development that is less than 25% impervious. In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets of 1.5% of the contributing catchment area.
<b>Waterway stability management</b> (1) Limit the peak 100% AEP event discharge within the receiving waterway to the pre-development peak 100% AEP event discharge				Catchments contributing to un-lined receiving waterway. Degraded waterways may seek alternative discharge management objectives to achieve waterway stability. For peak flow for the 100% AEP event, use collocated storages to attenuate site discharge rate of stormwater.



**Figure 9.4.5.3.a New Footpath Sections**

## 9.4.6 Reconfiguring a lot code

### 9.4.6.1 Application

- (1) This code applies to assessing reconfiguring a lot if:
  - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment reconfiguring a lot (section 5.6);
  - (b) impact assessable development, to the extent relevant.

Editor's note – Reconfiguring a lot involving the subdivision of one lot into two lots is subject to the prescribed level of assessment in section 5.4, if in a residential or industrial zone. In this instance the Statewide code 'Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code will apply.

- (2) When using this code, reference should be made to section 1.5 and section 5.3.3.

### 9.4.6.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to regulate development for reconfiguring a lot.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development results in the creation of useable lots for their intended land use while not adversely impacting on environmental features, site constraints and the character and amenity of the area;
  - (b) development results in appropriately sized, dimensioned and shaped lots to meet the outcomes of the respective zones;
  - (c) road networks provide connectivity that is integrated with adjoining existing or planned development, while also catering for safe and efficient access for pedestrians and cyclists.
  - (d) development is designed and constructed to integrate with existing and planned infrastructure and services to the extent that these are necessary to support the proposed development.

### 9.4.6.3 Assessment criteria

**Table 9.4.6.3.a Criteria for assessable development**

Performance criteria	Acceptable outcomes
<b>General lot design standards</b>	
<p><b>PO1</b> Reconfiguration does not result in new lots that cannot meet other planning requirements such as:</p> <ol style="list-style-type: none"> <li>(a) gross floor area;</li> <li>(b) site coverage;</li> <li>(c) setbacks;</li> <li>(d) car parking standards.</li> </ol> <p>Note – This may require buildings or structures to be modified, relocated or demolished to meet setback requirements, resolve encroachments, and the like.</p>	<p><b>AO1</b> No acceptable outcomes are prescribed.</p>
<p><b>PO2</b> Lots have areas and dimensions that:</p> <ol style="list-style-type: none"> <li>(a) enable lawful uses to establish;</li> <li>(b) are consistent with the purpose of their respective zones.</li> </ol>	<p><b>AO2.1</b> Lots comply with the lot reconfiguration outcomes of the relevant zone code.</p> <p><b>AO2.2</b> Lots align with zone boundaries.</p>
<p><b>PO3</b> Lots have legal and practical access to a public road.</p>	<p><b>AO3</b> Each lot is provided with:</p> <ol style="list-style-type: none"> <li>(a) direct access to a gazetted road; or</li> <li>(b) access to a gazetted road via a formal access arrangement registered on title.</li> </ol>
<p><b>PO4</b> Lot size and layout minimises the need for cut, fill, retaining walls and earthworks in order to minimise the extent of earthworks and reduce visual amenity impacts.</p>	<p><b>AO4</b> Development ensures that cutting or filling, retaining walls and earthworks have maximum vertical dimensions of 1.0 metre either as a single element or a step.</p>

Performance criteria	Acceptable outcomes
<p><b>PO5</b> Development responds appropriately to its local context and site features.</p>	<p><b>AO5</b> Existing features such as: (a) significant vegetation and trees; (b) waterways and drainage paths; (c) vistas and vantage points, are retained and/or incorporated into open space, road reserves, near to lot boundaries or as common property.</p>
<p><b>PO6</b> Lots which have the capability of being further reconfigured into smaller lots at a later date are designed to not compromise ultimate development permitted in the relevant zone.</p>	<p><b>AO6</b> The ability to further reconfigure land at a later date is demonstrated by submitting a concept plan that meets the planning scheme requirements for the applicable zone.</p>
<p><b>PO7</b> Rear lots are designed to:</p> <ul style="list-style-type: none"> <li>(a) provide a high standard of amenity for residents and adjoining properties;</li> <li>(b) positively contribute to the character of the area;</li> <li>(c) not adversely impact on the road from which access is obtained.</li> </ul>	<p><b>AO7.1</b> Where rear lots are to be established:</p> <ul style="list-style-type: none"> <li>(a) the rear lot is generally rectangular in shape, avoiding contrived sharp boundary angles;</li> <li>(b) no more than 6 lots directly adjoin the rear lot;</li> <li>(c) no more than one rear lot occurs behind the road frontage lot.</li> <li>(d) no more than two access strips to rear lots directly adjoin each other;</li> <li>(e) access strips are located only on one side of the road frontage lot.</li> </ul> <p><b>AO7.2</b> Access strips to the rear lot have a minimum width dimension of:</p> <ul style="list-style-type: none"> <li>(a) 4.0 metres in the Residential zones category.</li> <li>(b) 8.0 metres in the Industrial zones category.</li> <li>(c) 5.0 metres in all other zones.</li> </ul> <p><b>AO7.3</b> Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than:</p> <ul style="list-style-type: none"> <li>(a) 3.0 metres in the Residential zone category.</li> <li>(b) 6.0 metres in an Industrial zone category.</li> <li>(c) 3.5 metres in any other zone.</li> </ul>
<b>Structure Plans</b>	
<p>This part is applicable to reconfiguration involving any of the following:</p> <ul style="list-style-type: none"> <li>(a) a site within the Emerging Community zone;</li> </ul> <p><b>or</b></p> <ul style="list-style-type: none"> <li>(b) a site larger than 5000m<sup>2</sup> in a Residential zone category;</li> </ul> <p><b>and within these zones</b></p> <ul style="list-style-type: none"> <li>(c) creates 10 or more lots; or</li> <li>(d) involves the establishment of new roads.</li> </ul> <p>This part is also applicable to any application made under section 2.4.2 of the <i>Sustainable Planning Act</i> which will involve or enable future lot reconfiguration.</p> <p>Note – This part of the code is to be read in conjunction with the other parts of the code.</p>	

Performance criteria	Acceptable outcomes
<p><b>PO8</b></p> <p>A structure plan is prepared to ensure that neighbourhood design, block and lot layout, street network and the location and provision on any open space recognises previous planning for the area and its surroundings, and integrates appropriately into its surroundings.</p>	<p><b>AO8.1</b></p> <p>Neighbourhood design, lot and street layout, and open space provides for, and integrates with, any:</p> <ul style="list-style-type: none"> <li>(a) approved structure plan;</li> <li>(b) the surrounding pattern of existing or approved subdivision.</li> </ul> <p><b>AO8.2</b></p> <p>Neighbourhood design, lot and street layouts enable future connection and integration with adjoining undeveloped land.</p>
<p><b>PO9</b></p> <p>Neighbourhood design results in a connected network of walkable streets providing an easy choice of routes within and surrounding the neighbourhood.</p>	<p><b>AO9.1</b></p> <p>Development does not result in the establishment of cul-de-sac streets unless:</p> <ul style="list-style-type: none"> <li>(a) cul-de-sacs are a feature of the existing pattern of development in the area;</li> <li>(b) there is a physical feature or incompatible zone change that dictates the need to use a cul-de-sac street.</li> </ul> <p><b>AO9.2</b></p> <p>Where a cul-de-sac street is used, it is:</p> <ul style="list-style-type: none"> <li>(a) no longer than 150 metres long;</li> <li>(b) is designed so that the end of the cul-de-sac street is visible from its entrance;</li> <li>(c) provides connections from the end of the cul-de-sac to other streets or park, where considered appropriate for connectivity.</li> </ul> <p><b>AO9.3</b></p> <p>No more than 6 lots have access to the turning circle or turning-tee at the end of a cul-de-sac street.</p>
<p><b>PO10</b></p> <p>Neighbourhood design responds to natural systems including topography, drainage and local ecological functions.</p>	<p><b>PO10</b></p> <p>No acceptable outcome is prescribed.</p>
<p><b>Open space</b></p>	
<p>This part is applicable to reconfiguration that involves the creation of open space.  Note – This part of the code is to be read in conjunction with the other parts of the code.</p>	
<p><b>PO11</b></p> <p>Lot size, dimensions, frontage and orientation permits future buildings to be designed that will facilitate casual surveillance of open space areas.</p>	<p><b>AO11.1</b></p> <p>At least 75% of open space frontage is provided along a dedicated road;</p> <p><b>AO11.2</b></p> <p>Open space is positioned so that it is capable of being viewed from surrounding development;</p> <p><b>AO11.3</b></p> <p>The number of lots that back onto open space with a rear boundary is minimised.</p>

## 9.4.7 Vegetation management code

### 9.4.7.1 Application

- (1) This code applies to assessing operational works for vegetation damage if:
  - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment operational work (section 5.8);
  - (b) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to section 1.5 and section 5.3.3.

### 9.4.7.2 Purpose

- (1) The purpose of the Vegetation management code is to regulate damage to vegetation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) vegetation will be protected from inappropriate damage;
  - (b) vegetation damage will be undertaken in a sustainable manner;
  - (c) significant vegetation is maintained and protected;
  - (d) biodiversity and ecological values are protected and maintained,
  - (e) habitats for rare, threatened and endemic species of flora and fauna are protected and maintained;
  - (f) landscape character and scenic amenity is protected and maintained.

### 9.4.7.3 Assessment criteria

**Table 9.4.7.3.a Criteria for self-assessable and assessable development**

Performance criteria	Acceptable outcomes
<p><b>PO1</b> Vegetation must be protected to ensure that:</p> <ol style="list-style-type: none"><li>(a) the character and amenity of local area is maintained;</li><li>(b) vegetation damage does not result in the fragmentation of habitats;</li><li>(c) vegetation damage is undertaken in a sustainable manner;</li><li>(d) the shire's biodiversity and ecological values are maintained and protected;</li></ol>	<p><b>AO1.1</b> Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over.</p> <p><b>OR</b></p> <p><b>AO1.2</b> Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government.</p> <p><b>OR</b></p>



Performance criteria	Acceptable outcomes
<p>(e) vegetation is retained for erosion prevention and slope stabilisation.</p>	<p><b>AO1.3</b></p> <p>The vegetation damage is of:</p> <ul style="list-style-type: none"> <li>(a) vegetation declared as a pest pursuant to the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>; or</li> <li>(b) vegetation on a lot less than 800m<sup>2</sup>; or</li> <li>(c) vegetation is located within all zones, except for the Rural Zone, the Conservation zone and the Environmental Management zone, and the trunk is within 6 metres of a building or structure or within 3 metres of a fence; or</li> <li>(c) vegetation is located within the Rural Zone, and the trunk is within 10 metres of a building or structure or within 3 metres of a fence; or</li> <li>(d) vegetation is located within the Environmental Management zone, and the trunk is within 3 metres of a building or structure or within 1 metre of a fence; or</li> <li>(e) vegetation which was planted for ornamental gardening purposes.</li> </ul> <p><b>AND</b></p> <p>where the site is not land in the Landslide hazard overlay and categorised as either:</p> <ul style="list-style-type: none"> <li>(a) High landslide sub-category; or</li> <li>(b) Medium landslide sub-category.</li> </ul> <p><b>OR</b></p> <p><b>AO1.4</b></p> <p>The vegetation damage is essential for carrying out work authorised or required under another Act, including work that is specified in a notice served by the local government or another regulatory body.</p> <p><b>AO1.5</b></p> <p>The vegetation damage is essential for the survey of a property boundary by a licensed surveyor.</p> <p><b>OR</b></p> <p><b>AO1.6</b></p> <p>The vegetation damage is to maintain an existing fire break.</p> <p><b>OR</b></p> <p><b>AO1.7</b></p> <p>The vegetation damage is as a result of pruning essential to prevent interference to overhead service cabling.</p> <p><b>OR</b></p>

Performance criteria	Acceptable outcomes
	<p><b>AO1.8</b> The vegetation damage is as a result of regular maintenance program to remove part of the vegetation (e.g. palm fronds, coconuts or dead-wooding).</p> <p><b>OR</b></p> <p><b>AO1.9</b> Vegetation damage is undertaken in accordance with section 584 of the <i>Sustainable Planning Act 2009</i>.</p>
<p><b>PO2</b> Vegetation damaged does not result in a nuisance.</p>	<p><b>AO2.1</b> Damaged vegetation is removed and disposed, at an approved site.</p> <p><b>OR</b></p> <p><b>AO2.2</b> Damaged vegetation is mulched or chipped and used on-site or disposed, on an alternative approved site.</p>