Part 6 Development Codes

6.1 Preliminary

(1) Development codes are codes for assessment where identified as an applicable code in Parts 4 or 5.
(2) The following are the use codes for the Planning Scheme:
  (a) Animal Keeping Code;
  (b) Child Care Centre Code;
  (c) Service Station Code;
(3) The following are the other development codes for the Planning Scheme:
  (a) Development Design Code;
  (b) Reconfiguring a Lot Code;
  (c) Third Party Sign Code;

6.2 Use Codes

6.2.1 Animal Keeping Code

6.2.1.1 Application

This code applies to assessing a material change of use where the code is identified as an assessment benchmark in the Categories of Assessment Table. When using this code, reference should be made to Section 1.6.1.

6.2.1.2 Purpose

(1) The purpose of this code is to manage the operation of animal boarding facilities to ensure that there is no significant on the amenity and character of the surrounding area.
(2) The purpose of the Code will be achieved through the following overall outcomes:
  (a) animal keeping facilities are located, designed and operated to protect the amenity of surrounding land uses;
  (b) animals are accommodated in facilities that provide for their care and well-being;
  (c) development ensures that the design of an animal enclosure contains animals within the site;

6.2.1.3 Assessment benchmarks

Table 6.2.1 For assessable development

Performance Outcomes
Site suitability
PO1 The use is located on premises that are capable of accommodating the keeping and exercising of animals, associated buildings, servicing requirements and vehicle access, manoeuvring and parking.
Design
PO2 The facility is fenced to prevent the escape of animals. and **PO3** The facility incorporates boundary setbacks that maintains the visual character of the area and protects the amenity of nearby sensitive land uses. and **PO4** The layout provides for: (a) on-site vehicle entry, manoeuvring and parking in a nuisance-free manner; (b) efficient unloading and loading of animals; (c) landscaping that screens operations from view from public places and adjoining properties; (d) nuisance-free collection, storage and disposal of animal waste in an environmentally-responsible manner; and **PO5** Buildings for the housing of animals are designed so that openings do not face adjoining sensitive land uses and provide ventilation to manage potential odour issues. and

Table 6.2.1 For assessable development

Performance Outcomes	
PO6	Buildings for the housing of animals are constructed of brick, masonry concrete of similar sound-suppressing materials.
Operations	
PO7	The use does not result in any loss of amenity to sensitive land uses on other sites from the late afternoon through to mid-morning of a following day.
and	
PO8	The facility provides animals with protection from the elements and invasion of vermin.
and	
PO9	Stormwater is diverted away from buildings, paths, waste disposal areas and areas for the keeping or washing of animals.

6.2.2 Child Care Centre Code

6.2.2.1 Application

This code applies to assessing a material change of use where the code is identified as an assessment benchmark in the Categories of Assessment Table. When using this code, reference should be made to Section 1.6.1.

6.2.2.2 Purpose

(1) The purpose of this Code is to provide child care centres that are accessible to the communities they serve in a safe and attractive fashion while managing potential impacts on the amenity of the surrounding area.

(2) The purpose of the Code will be achieved through the following overall outcomes:
- (a) child care centres meet community needs through location, access, safety and operation;
- (b) child care centres integrate with the surrounding neighbourhood, contribute positively to the streetscape and maintain the amenity of adjoining properties;
- (c) the educational and developmental needs of children are addressed in safe, encouraging and stimulating environments;

6.2.2.3 Assessment benchmarks

Table 6.2.2 For assessable development

Performance Outcomes	
Site suitability	
PO1	Child care centres are co-located with or within 200m of open space or another community activity such as schools, community halls, hospitals or places of worship.
and	
PO2	The site is not located on a State-controlled road.
and	
PO3	The site is of a size that accommodates the recreational and educational needs of the attending children.
Design	
PO4	The use protects the amenity of adjoining uses.
and	
PO5	The design provides: (a) areas for indoor and outdoor play; (b) effective roofed and other outdoor shade that avoids exposure to the effects of harmful sunlight; (c) screening from winter winds but access to prevailing breezes in summer;
and	
PO6	Childproof fencing is provided between play areas and roads, driveways, carparks and neighbouring properties.

6.2.3 Service Station Code

6.2.3.1 Application

This code applies to assessing a material change of use where the code is identified as an assessment benchmark in the Categories of Assessment Table. When using this code, reference should be made to Section 1.6.1.

6.2.3.2 Purpose

(1) The purpose of the Service Station Code is to ensure they are appropriately located and provided with adequate road access to serve the needs of motorists in the Shire.
(2) The purpose of the code will be achieved through the following overall outcomes:
    (a) Service stations are located on sites of sufficient area to accommodate the development, vehicle access and buffering to sensitive land uses;
    (b) Service stations provide convenient points of service for residents, visitors and travellers;
    (c) Negative impacts on the amenity of adjoining land are prevented;

6.2.3.3 Assessment benchmarks

Table 6.2.3 For assessable development

Performance Outcomes
Site suitability
PO1 Except where in the Rural Zone, the site is located on an intersection corner on a State-controlled road or major collector street. and **PO2** The development provides visual and acoustic screening of on-site activities from sensitive land uses on adjoining sites.
Operations
PO3 The sale of fuel is the primary function of the development. and **PO4** Retail components of the development are ancillary to the service station use. and **PO5** Fuel tankers are able to unload at the site without interfering with the operation of public footpaths and roads. and **PO6** Stormwater from the development is excluded from areas of the site used for: (a) fuel dispensing; (b) vehicle servicing and repair; (c) vehicle washing operations; and **PO7** Development protects public safety, property and the environment from hazards associated with fire, explosion and toxic release. and **PO8** Fuel and chemical storage tanks and distribution systems are fitted with leak prevention and detection systems. and **PO9** Spill clean-up materials are provided on site in a location that allows immediate containment and clean-up of spilt fuel, chemicals or oils. and **PO10** Spill clean- up materials include a minimum of: (a) oil and fuel absorbent materials; (b) spade/shovel or broom suitable for the material used; (c) impervious drain covers or booms where a drainage plan identifies the potential for spill flows to enter a stormwater drain; (d) drip trays for fuel transfer areas; (e) containers for storing used clean-up materials;
Amenity
PO11 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.

Table 6.2.3 For assessable development

Performance Outcomes
Rehabilitation
PO12 Disused storage tanks are decommissioned in accordance with current Australian Standards. and **PO13** Following cessation of the service station: (a) all disused buildings, enclosures and infrastructure are removed from the site; (b) contaminated soil is remediated or removed from the land;

6.3 Other Development Codes

6.3.1 Development Design Code

6.3.1.1 Application

This code applies to assessing a material change of use, reconfiguring a lot or operational works where the code is identified as an assessment benchmark in the Categories of Assessment Table. When using this code, reference should be made to Section 1.6.1.

6.3.1.2 Purpose

(1) The purpose of this code is to provide for:
- (a) the efficient supply of non-trunk development infrastructure that supports the intended use of the site, integrates with existing networks and maintains or enhances the environment, public safety and visual amenity;
- (b) the control of operational works;

(2) The purpose of the Code will be achieved through the following overall outcomes:
- (a) infrastructure services development in a cost-effective, safe, efficient and co-ordinated manner to a standard ordinarily expected in the locality;
- (b) development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that protect environmental values and achieve water quality objectives;
- (c) safe and functional transport networks meet the reasonable demands generated by development;
- (d) development is serviced by a suitable standard of vehicle access, parking, servicing and manoeuvring areas that enhance streetscape appeal and character and discourage crime and anti-social behaviour;
- (e) landscaping enhances visual amenity, integrates the built and natural environments, maximises water efficiency, minimises soil loss, provides shade in large paved areas and does not adversely impact on infrastructure;
- (f) filling or excavation maintains the safety, amenity and health of the community and environment;
- (g) infrastructure responds to the environmental constraints and avoids or safely manages the adverse impacts of floodwaters to mitigate the effects of a natural hazard event;
- (h) generated waste is stored in an environmentally friendly and nuisance free manner;

6.3.1.3 Requirements for accepted development or assessment benchmarks

Table 6.3.1 For accepted development

Acceptable Outcomes
Filling and excavation
AO1.1 Earthworks do not result in any change beyond the property boundaries to: (a) the path of overland water flow or where floodwater enters or exits the property; and (b) the flow velocity of water off-site; and (c) the flooded area off-site; and (d) the flood height off-site; and **AO1.2** A retaining wall is set back at least half the height of the wall from any boundary of the site. and

Table 6.3.1 For accepted development

Acceptable Outcomes
AO1.3 Retaining walls over 1.5m are stepped a minimum depth of 0.75m for every 1.5m in height, and landscaped. and **AO1.4** The fill material comprises any of the following: (a) soil or earth; (b) rocks less than 150mm diameter; (c) sand; (d) gravel; or (e) other clean, inert material free of organic, putrescible or refuse material; and **AO1.5** Works occur in accordance with AS3798 Guidelines on Earthworks for Commercial and Residential Developments. and **AO1.6** Contaminated material is not used for filling purposes. and **AO1.7** There is no filling or excavation on land included on the Contaminated Land Register or Environmental Management Register under the *Environmental Protection Act 1994*. or **AO1.8** Filling or excavation on land included in the Contaminated Land Register or Environmental Management Register occurs in accordance with an approved site management plan or disposal permit issued under the *Environmental Protection Act 1994*. and **AO1.9** Dust emissions and other air emissions stay within the site boundaries in accordance with a management plan detailing measures such as: (a) water spraying of exposed areas (where in accordance with an erosion and sediment control plan); (b) placing of protective coverings or sealing of exposed earthworks; and (c) installation of wind barriers; and **AO1.10** Haul routes used for transportation of fill or excavated material to or from the site avoid land included in a Residential Zone where possible and are otherwise the most direct routes via the highest order roads. and **AO1.11** Filling or excavation operations occur only between 7am to 6pm Monday to Saturday.
Vehicular access and driveway crossovers
AO2.1 For a caretaker's accommodation, dual occupancy, dwelling house or home-based business a vehicular access and driveway crossover provides a single access to the property. and **AO2.2** In all circumstances, a vehicular access and driveway crossover: (a) is not on a bend in the road of more than 45 degrees; (b) is designed and constructed in accordance with the relevant sections of the CMDG; (c) is separated from an intersection by a minimum of 10m; (d) is separated from any street signage, street trees, power poles, street lights, manholes, stormwater gully pit transitions, or other Council asset by a minimum of 1m; (e) does not front a car parking bay or bus stop; (f) does not require any change to the level of the existing footpath or verge profiles; Note: Council approval is required for minor works on road reserves.
On-site parking and movement
AO3.1 The number of parking spaces provided for the use is consistent with Table 7.3.3 - Vehicle parking rates. and **AO3.2** Parking spaces comply with the requirements of AS/NZS 2890.1-2004. and **AO3.3** The development design allows service and collection vehicles to enter and exit in a forward gear with a maximum of 3 on-site manoeuvers. The use of staff car parking areas to accommodate internal manoeuvring is permissible.

Table 6.3.1 For accepted development

Acceptable Outcomes
Landscaping
AO4.1 Landscaping within 6m of an intersection has a maximum mature height of 500mm. and **AO4.2** Landscaping along all road frontages has either a maximum height of 0.5m or a minimum clear trunk height of 1.5m at maturity, except as required by AO4.1. and **AO4.3** Non-residential development that adjoins a sensitive land use or land in a residential zone provides a 3m wide landscaped buffer along all adjoining land boundaries. and **AO4.4** Landscaping is provided along the street frontage of car parking areas and includes one shade tree, or alternative shade structure, for every 8 parking spaces, distributed evenly throughout such areas. and **AO4.5** Landscaping is clear of any separation areas established by utility service providers. and **AO4.6** Plant species for landscaping include acceptable species identified in Schedule 5.3.
Street lighting and street signs
AO5.1 Street lighting is provided in accordance with the relevant parts of the CMDG. and **AO5.2** Street signs are provided for all new roads in accordance with the relevant parts of the CMDG.
Water supply infrastructure
If in a water supply area **AO6.1** The premises is connected to the reticulated water supply system in accordance with Table 7.3.4 - Provision of Infrastructure. and **AO6.2** The design and construction of the water distribution network is in accordance with the relevant parts of the CMDG. and **AO6.3** The installation of water meters occurs in accordance with the relevant parts of the CMDG. **If outside a water supply area** **AO6.4** The premises connect to an on-site water supply with a minimum capacity of 45kL that meets the accepted quality for drinking water. and **AO6.5** A separate storage system that permanently holds a minimum of 5,000L (e.g. dam, swimming pool, or water tank) is located within 50m of new buildings, exclusively for firefighting purposes.
Sewerage infrastructure
If in a reticulated sewerage area **AO7.1** The premises connect to the Council's reticulated sewerage system in accordance with Table 7.3.4 - Provision of Infrastructure. and **AO7.2** The design and construction of the reticulated sewerage system is in accordance with the relevant parts of the CMDG. **If outside a reticulated sewerage area** **AO7.3** The provision of on-site sewerage facilities is in compliance with: (a) the Plumbing and Drainage Act 2002; (b) the Queensland Plumbing and Wastewater Code; and (c) AS/NZS 1547:2000 On-site domestic Wastewater Management;
Stormwater drainage
AO8.1 Stormwater and irrigation runoff diverts to a wet retention and sedimentation pond that: (a) provides permanent retention for first flush capture equivalent to the amount of runoff occurring during a 1%AEP storm event over a period equal to the time of concentration plus five minutes; (b) provides a permanent retention component for first flush capture of suspended matter; (c) retains for a period of not less than 24 hours; and **AO8.2** Uses and associated works are confined to areas outside overland flow paths and natural drainage features.

Table 6.3.1 For accepted development

Acceptable Outcomes
and **AO8.3** The provision of stormwater drainage, including inter-allotment drainage and subsurface drainage is in accordance with the *CMDG* and the *Queensland Urban Drainage Manual (QUDM).* *and* **AO8.4** There is no increase in the volume, frequency, duration and velocity of stormwater at the premises boundaries. and **AO8.5** Overland flow paths cater for the water from a 1 per cent AEP storm event. and **AO8.6** Stormwater flows are directed away from areas of exposed soil. and **AO8.7** Soil exposure and construction works are staged to minimise the area of exposed soil at any one time. and **AO8.8** Exposed soil areas are effectively stabilised preceding any predicted rainfall, before the removal of sediment control controls and at the completion of construction. and **AO8.9** Where involving exposure of soil of more than 2,500m^2: (a) prepare a sediment and erosion control plan for Council approval; and (b) implement the requirements of the approved plan; and **AO8.10** All discharged waters are free from gross pollutants, litter, oils or chemical contaminants.
Waste
AO9.1 On-site waste storage areas are: (a) located no closer than 5m to any site boundary; (b) segregated from the site's stormwater drainage; (c) provided with an impervious base that is drained to an approved waste disposal system; (d) provided with a dedicated hose cock; and (e) enclosed on 3 sides to a minimum height of 0.2m above the height of the waste bins; and **AO9.2** All organic food waste is composted or provided to a facility specifically dedicated to the transformation of organic waste to energy. and **AO9.3** Vegetation that is removed to accommodate the development is mulched on-site. and **AO9.4** No waste is to be burned on the development site. and **AO9.5** Non-organic waste that is recyclable is separated and disposed of to an approved facility or provider. and **AO9.6** Trade waste discharge to Council's reticulated sewerage system is in accordance with Council's adopted Trade Waste Policy. and **AO9.7** Contaminants, including contaminated water, are not directly or indirectly released from the premises except as approved by an administering authority.

Table 6.3.2 For assessable development

Performance Outcomes	
Vehicular access and driveway crossovers	
PO1	Access arrangements protect the efficient functioning of the transport network and provide safe access to development in direct response to the demonstrated demand of the development.
and	
PO2	There is no damage to or interference with the location, function or access to any utility infrastructure.

Table 6.3.2 For assessable development

Performance Outcomes
Filling and excavation
PO3 Any off-site impact from earthworks is minimised and acceptable having regard to: (a) the environment in which the earthworks are located; (b) the measures proposed to mitigate any off-site impact; (c) any compensation measures for an impact that are proposed by the applicant; and **PO4** The earthworks are safe and stable and **PO5** Community safety is ensured in the event that Category 3 earthworks fail. and **PO6** Retaining walls protect the visual amenity of development on adjoining premises. and **PO7** Fill material provides support for the proposed development in accordance with certified geotechnical engineering requirements. and **PO8** Filling or excavation does not result in the contamination of land or water bodies, wetlands and waterways. and **PO9** Filling or excavation does not cause environmental nuisance impacts.
Roads
PO10 Road infrastructure is: (a) of a width and standard as detailed in Table 6.3.4 - Provision of Infrastructure; or (b) of a width and standard as detailed in an infrastructure agreement; and (c) designed and constructed in accordance with the relevant part of the CMDG;
On-site parking and movement
PO11 The development provides car parking spaces to accommodate the demonstrated demand generated by the use. and **PO12** The site provides safe and convenient movement areas for pedestrians and persons in wheelchairs. and **PO13** The movement of vehicles on to and from the site does not create a traffic hazard. and **PO14** Vehicle parking areas protect the character of surrounding development.
Landscaping
PO15 Landscaping does not interfere with motorists' sightlines. and **PO16** Landscaping provides buffering and screening, shades activity areas and allows casual surveillance of the street. and **PO17** Landscaped areas with species selected to suit the streetscape are provided adjacent to all road frontages (excluding crossover and pedestrian access). and **PO18** Landscaping provides shading for the majority of spaces in outdoor parking areas. and **PO19** Landscaping does not pose a potential risk to the ongoing operation of public infrastructure. **PO20** Plant species used in landscaping are suited to the local climate and proposed purpose and do not increase the risk of pest species infestation. Editor's Note: Schedule 5.3 provides assistance in the selection of suitable species. and **PO21** Existing native vegetation that already contribute to these requirements are retained where their removal is not required to site the use.
Street lighting and street signs
PO22 If reconfiguring a lot –street lighting is provided to meet public safety needs in compliance with Australian best practice standards, methodology and design.

Table 6.3.2 For assessable development

Performance Outcomes
and **PO23** If reconfiguring a lot – street signage identifies street names in compliance with Australian best practice standards, methodology and design.
Water supply infrastructure
If in a water supply area **PO24** The reticulated water supply has sufficient capacity and water quality to meet the development demand for potable use, operational use and emergency purposes without interfering with supply to existing development. and **PO25** The installation and location of water meters allows lawful access by the relevant authority. **If outside a water supply area** **PO26** A water supply is provided to meet the development demand of the intended use.
Sewerage infrastructure
If in a reticulated sewerage area **PO27** The reticulated sewerage has sufficient capacity to meet the development demand of the proposed use without interfering with supply to existing development. **In all circumstances** **PO28** The disposal of effluent and other wastewater protects public health and safety and the environment.
Developments accessed by common private title
PO29 Development is located on streets where fire hydrants are provided at no more than: (a) 90m intervals for non-residential streets; or (b) 120m intervals for residential streets; and (c) at each street intersection; or **PO30** Development provides internal fire hydrants at intervals no less than as identified in PO29. and **PO31** Fire hydrants are identified by reflective blue road surface markers or reflective marker posts. and **PO32** Road access minimum clearances of 3.5m width and 4.8m height are provided.
Stormwater drainage
PO33 Stormwater drainage: (a) detains, collects, reuses or otherwise manages stormwater without adversely affecting upstream or downstream premises; (b) directs stormwater to one or more legal points of discharge or to downstream properties, subject to the consent of the affected landowners; (c) protects the efficiency of downstream drainage; (d) protects and maintains environmental values and quality of downstream water by removing or reducing sediment, nutrients and other pollutants; and **PO34** Development has no significant impact on the concentration or discharge rate of surface water flows from a development site. and **PO35** Works effectively control onsite erosion and the release of sediment or sediment-laden stormwater from the site. and **PO36** Works do not result in an increased risk to people and property from the effects of stormwater drainage or containment structure failure.
Parks
PO37 The design and construction of parks and park infrastructure is in accordance with current Australian standards. and **PO38** No land is dedicated open space recreation parkland that is subject to inundation during a 2% AEP rainfall event.

Table 6.3.2 For assessable development

Performance Outcomes
Waste
PO39 Waste generated by the development is collected and stored in a manner that: (a) prevents the intrusion of vermin; (b) does not create an odour nuisance; (c) contains all litter and refuse; (d) is kept clean; (e) screens the storage area and waste receptacles from view from external to the site; (f) does not result in any contamination of the environment; and **PO40** The development utilises waste management systems that promote recycling, reuse and reduction of waste being disposed of to landfill. and **PO41** The discharge of trade waste protects: (a) the health and safety of people working in and around the sewerage system; (b) receiving environments from harmful substances; (c) the sewerage treatment plants and sewage systems from damage from harmful substances; (d) assists treatment plants to process sewage and produce recycled water and bio-solids of a guaranteed quality;

Table 6.3.3 Vehicle parking rates

Development	Parking space rate	Service vehicle provision
Agriculture supplies store	1 per 25m² GFA	1 AV
Animal keeping	1 per employee plus 5 additional	1 SRV
Aquaculture, Intensive animal industry, Intensive horticulture, Renewable energy facility	1 per employee	No rate specified
Bulk landscape supplies	1 per 200m² of total use area with a minimum of 5 spaces	1 HRV
Caretaker's residence	1	Nil
Car wash	1 per 2 wash bays	No rate specified
Cemetery	30 plus one 1 per 2 employees	Nil
Child care centre	1 per 5 children	Nil
Club	No rate specified	1 SRV
Community care centre	No rate specified	Nil
Community residence	2	Nil
Community use, Food and drink outlet, Function facility, Hotel	1 per 20m² GFA	1 SRV
Dual occupancy, Dwelling house	2 per dwelling; may be provided in tandem	Nil
Dwelling unit	1 per 1 or 2 bedroom unit; 2 for each unit of 3 or more bedrooms	Nil
Educational establishment	Pick-up/drop-off (2minutes max) – 20% of short term supply Short-term (15 minutes max) – 1 per 15 students Long-term (staff/visitor) – 0.7 per staff member Preparatory/special education – 1 per 8-10 students	1 SRV
Emergency services	No rate specified	No rate specified
Environment facility	No rate specified	No rate specified
Extractive industry	No rate specified	No rate specified
Funeral parlour, Place of worship	0.3 per each square metre of GFA	1 SRV
Garden centre, Wholesale nursery	1 per 100m^2 of use area open to the public	1 HRV

Table 6.3.3 Vehicle parking rates

Development	Parking space rate	Service vehicle provision
Hardware and trade supplies	1 per 50m² GFA	Up to 500m² GFA – 1 HRV; 500m² – 1,999m² GFA – 1 AV; otherwise – no rate specified
Health care service	5 for each practitioner	1 ambulance space if more than 2 practitioners
High impact industry, Low impact industry, Medium impact industry, Service industry, Special industry	1 space per employee plus one 1 per 100m^2 GFA	Up to 500m² GFA – 1 HRV; 500m² – 1,999m² GFA – 1 AV; otherwise – no rate specified
Home-based business	1 per non-resident employee plus 1 customer space	Nil
Hospital	1 per 4 beds, plus 1 per 2 employees, plus 1 per staff doctor	1 ambulance space
Indoor sport and recreation	No rate specified	No rate specified
Market	8 per 100m^2 of stall area (excluding access paths)	Nil
Motor sport facility	No rate specified	No rate specified
Multiple dwelling	1 per 1 and 2 bedroom dwelling, 2 for each dwelling with 3 or more bedrooms and 1 visitor space for every 5 dwelling of developments of 5 or more dwellings	1 SRV where more than 10 units
Nature-based tourism	1 per cabin/site plus 1 per manager	Nil
Office, Sales office	1 space per 30m^2 GFA	No rate specified
Outdoor sales	1 space per 150m^2 of total use area	No rate specified
Outdoor sport and recreation	No rate specified	No rate specified
Relocatable home park, Retirement facility	1 per dwelling unit site, plus 1 visitor space for every 5 dwelling unit sites where development contains 5 or more dwelling sites	No rate specified
Residential care facility	1 space per 10 beds, plus 1 visitor space per 2 beds, plus 1 per 2 employees	No rate specified
Rooming accommodation	0.5 per bedroom, plus 0.25 visitor spaces per bedroom, plus 1 per manager	Nil
Rural industry, Winery	2 spaces plus 1 space per 100m^2 of GFA	No rate specified
Rural workers' accommodation	No rate specified	No rate specified
Service station	2 plus one 1 space per 25m^2 GFA	1 AV
Shop	1 space per 20m^2 total use area	Up to 500m² GFA – 1 HRV; 500m² – 1,999m² GFA – 1 AV; otherwise – no rate specified
Shopping centre, Showroom	1 space per 50m^2 total use area	Up to 500m² GFA – 1 HRV; 500m² – 1,999m² GFA – 1 AV; otherwise – no rate specified
Short-term accommodation	1 space per unit plus 50% of the requirement for each ancillary use	1 SRV
Theatre	2 per 5 seats	No rate specified
Tourist park	1 per dwelling unit site, plus 1 visitor space for every 10 dwelling unit sites	1 SRV

Table 6.3.3 Vehicle parking rates

Development	Parking space rate	Service vehicle provision
Transport depot	No rate specified	No rate specified
Veterinary services	5 per practitioner	1 SRV
Warehouse	1 per 200m² of total use area	1 HRV
Wholesale nursery		
Winery		

Table 6.3.4 Provision of infrastructure

Zone	Roads			Off-street car parking	Water reticulation	Sewerage reticulation
	Width	Kerb & channel	Seal	Seal		
General Residential	Refer to CMDG	Yes	Yes	Yes	Yes	Yes
Centre		Yes	Yes	Yes	Yes	Yes
Recreation & Open Space		No	No	Yes	No, except for Banana, Baralaba and Thangool	No
Environmental Management & Conservation	Refer to the Rural Design Criteria in the CMDG	No	Refer to the Rural Design Criteria in the CMDG	No	No	No
Industry	Refer to CMDG	Yes	Yes	Yes	Yes	Yes
Special Industry		Yes	Yes	Yes	As per surrounding development	
Community Facilities		As per surrounding development				
Mixed Use	Refer to the Urban Design Criteria in the CMDG	Yes	Yes	Yes	Yes	Yes
Rural	Refer to CMDG	No	Refer to CMDG	No	No	No
Rural Residential		Yes	Yes	Yes	As per surrounding development	
Township		Yes	Yes	Yes	No, except for Banana, Baralaba and Thangool	No

6.3.2 Reconfiguring a Lot Code

6.3.2.1 Application

This code applies to assessing reconfiguring a lot where the code is identified as an assessment benchmark in the Categories of Assessment Table. When using this code, reference should be made to Section 1.6.1.

6.3.2.2 Purpose

(1) The purpose of this code is to:
  (a) accommodate a variety of land uses and lifestyle choices on allotments that are suited to their intended use;
  (b) manage the potential risks of natural and man-made hazards;
  (c) protect the values of natural environmental features and resources;
  (d) allow for the efficient and sequential provision of infrastructure;

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) lots are of a size and dimension suitable for their intended use and have due regard to the zone, constraints and hazards and community expectations of residential separation and character;
  (b) the reconfiguration does not compromise the future development of adjoining land and contributes to good urban design outcomes, safe and attractive neighbourhoods and functional industrial areas that are consistent with the overall outcomes sought by the relevant zone code in which the reconfiguration occurs;
  (c) development creates a structured road hierarchy that provides safe, convenient and efficient connectivity and circulation for vehicles, cyclists and pedestrians without creating or exacerbating a traffic problem or adversely affect the function of an existing road;
  (d) an integrated public open space network is available to meet the needs of the community for outdoor recreation and social activities and the protection of valuable features;
  (e) lots are or can be connected to services in a cost-effective sequence and to standards appropriate for the zone;

6.3.2.3 Assessment benchmarks

Table 6.3.5 For assessable development

Performance Outcomes
Reconfiguration in the Rural Zone only
PO1 Boundary realignments result in the creation or consolidation of a viable agricultural unit. or **PO2** Subdivision that creates lots less than the minimum area identified in Table 6.3.6 only occurs where the parent parcel is already fragmented by an existing road or waterway parcel and each allotment is demonstrated capable of supporting a viable agricultural income. Editor's Note: Submission of an agronomist report prepared by a suitably qualified person supporting the proposed subdivision is one way of complying with PO1 or PO2.
For boundary realignments other than in the Rural Zone
PO3 The realignment does not result in a building contravening the setback standards required by this Planning Scheme or relevant building regulations. and **PO4** The size of any new lot is no more than 5% smaller than the smallest existing lot. or **PO5** The utility of the lots is maintained or improved by: (a) providing access to an allotment that previously had no access or an unviable access; or (b) correcting an existing boundary encroachment and **PO6** The boundary realignment results in no more than one rear lot behind a standard lot.
Reconfiguration under a Community Title Scheme
PO7 Community Title Scheme development does not detract from the character of surrounding areas as the result of unapproved increases density or the introduction of an incompatible land use. and **PO8** The minimum separation between the front of buildings on either side of an access way is 8m. and **PO9** The common property is used for street access, utilities and recreation. and **PO10** Easements are granted to contain all public utility service mains which traverse the site. and **PO11** Fire hydrant installation is provided in accordance with the requirements of the relevant Australian Standard.

Table 6.3.5 For assessable development

Performance Outcomes
All other reconfigurations
PO12 Development creates allotments with area, dimension and shape not less than the minimum identified in Table 6.3.6. and **PO13** The minimum allotment size calculation for any rear allotment excludes the area of the access strip of the allotment. and **PO14** Access is provided to each lot via: (a) direct road frontage; or (b) access strip with a minimum width of 3.5m (for rear lots only); or (c) access easement with a maximum length of 50m and minimum width of: (i) 5m in a zone other than the Industry Zone; or (ii) 8m in the Industry Zone; and **PO15** Newly created lots do not have direct access to sub-arterial or higher order roads unless no other access is available. and **PO16** Rear lots: (a) are limited to a maximum of 1 behind each regular full street frontage lot; (b) access adjoin no more than one other rear lot access; (c) are limited to a maximum of 2 lots accessing the head of a cul-de-sac; (d) are limited to land with a gradient less than 5%;
Design
PO17 The reconfiguration design integrates with the surrounding development pattern and provides access connections for the future development on adjoining land. and **PO18** Public open space with a minimum area of 4,000m^2 is provided for all subdivisions exceeding: (a) In the General Residential Zone – 45 lots (b) In the Rural Residential Zone – 10 lots (c) In the Industrial Zone – 20 lots and **PO19** New road intersections are a minimum distance of 45m from an existing intersection and are provided as T-intersections or roundabouts. and **PO20** Where adjoining land in the Rural or Industrial zones, subdivision for residential development includes a buffer that protects the amenity of future residents and preserves the operational requirements of the adjoining incompatible use from reverse amenity impacts.

Table 6.3.6 Minimum lot sizes and frontages

Column 1 – Zone	Column 2 – Minimum area	Column 3 – Minimum frontage
General Residential	**400m^2 if in the Multiple Dwelling Precinct** 800m^2 in all other circumstances	**10m** 10m
Centre	**400m^2**	**10m**
Industry	**2,000m^2**	**20m**
Special Industry	**5ha**	**100m**
Community Facilities	**3,000m^2 if for air services in Precinct 3** None specified in all other circumstances	**20m**
Mixed Use	800m if in the Transition precinct 2,000m if in the Highway Precinct	20m 20m
Rural	**150ha if on agricultural land** 500ha in all other circumstances	**100m** 200m
Rural Residential	**4,000m^2**	**40m**

Table 6.3.6 Minimum lot sizes and frontages

Column 1 – Zone	Column 2 – Minimum area	Column 3 – Minimum frontage
Township	**1,000m^2 if serviced by reticulated sewerage** 4,000m^2 in all other circumstances	**20m**
All other zones	**None specified**	**None specified**

6.3.3 Third Party Sign Code

6.3.3.1 Application

This code applies to assessing operational work where the code is identified as an assessment benchmark in the Categories of Assessment Table. When using this code, reference should be made to Section 1.6.1.

6.3.3.2 Purpose

(1) The purpose of the Third Party Sign Code is to manage the visual and other off-site impacts of advertising signs that promote products, services, events or activities on sites other than the site on which they are erected.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) third party signs contribute to a cohesive built form for the locality in which they are placed;
- (b) third party signs are placed so that the appearance of the surrounding area is not adversely affected by a proliferation of signs;
- (c) light impacts from third party signs are managed to avoid any adverse impacts on surrounding properties or the safety of the road network;
- (d) third party signs provide for the safe and unhindered movement of vehicles and pedestrians;
- (e) personal and property safety is not compromised by unstable third party signs;

6.3.3.3 Requirements for accepted development or assessment benchmarks

Table 6.3.7 For accepted development

Acceptable Outcomes
All signs
AO1.1 If the sign has 2 faces — has a maximum angle between each face of 45 degrees. and **AO1.2** If illuminated — does not result in light nuisance in excess of AS 4282-1997 Control of the obtrusive effects of outdoor lighting.. and **AO1.3** The sign is installed without “guide wires” or exposed supporting framework. and **AO1.4** The sign is setback a minimum of 0.5m from the edge of a constructed roadway.
Above awning signs
AO2.1 The above awning sign: (a) has a maximum height of 0.5 m; (b) has a maximum width of 0.3 m; (c) has no projection beyond the extent of the awning or is no greater than 2.4 m in length, whichever is the shorter; (d) has a maximum height of 1.5m above the awning on which it is displayed; (e) is be displayed not less than 1.5m from any side boundary; and **AO2.2** The sign is not displayed less than 3m from another above awning sign or horizontal projecting wall sign.
Billboard/hoarding signs
AO3.1 The sign: (a) has a maximum face area of 45m^2; (b) has a maximum height of 15m; (c) does not directly face adjoining premises unless it is more than 3m from each boundary of the premises; (d) is not located or constructed so as to expose a back view of the sign to public areas;

Table 6.3.7 For accepted development

Acceptable Outcomes
(e) does not have more than 2 faces; and **AO3.2** Only 1 double-sided sign is displayed on premises except where the road boundary of the premises exceeds 100m. and **AO3.3** Where the road boundary of the premises exceeds 100m, including multiple road boundaries, more than 1 double-sided sign is permitted, however, the signs are a minimum 100m apart. and **AO3.4** The sign is not displayed less than 3m from any side boundary.
Pole signs
AO4.1 The sign has: (a) a maximum height of 5m above ground level; (b) a minimum ground clearance on 2.7m; (c) a maximum face area of $10m^2$; (d) a face height greater than its width; (e) no moving parts; and **AO4.2** The sign is not displayed less than 3m from any side boundary.
Projecting signs
AO5.1 The sign has: (a) a maximum horizontal projection of 1.2m; (b) a minimum ground clearance of 3.6m; (c) no projection above the eaves or the parapet of the façade; (d) a maximum width of 0.3m; (e) a minimum 0.6m above any awning roof measured from the bottom of the awning; (f) no moving parts; and **AO5.2** The sign is not displayed less than 1.5m from any side boundary;
Pylon signs
AO6.1 The sign has: (a) a maximum height of 10m above ground level; (b) a minimum ground clearance on 2.7m; (c) a maximum face area of $20m^2$; (d) a face height greater than its width; and **AO6.2** Only 1 double-sided sign is displayed on each road boundary of the premises except where the road boundary of the premises exceeds 100m. and **AO6.3** Where the road boundary of the premises exceeds 100m, including multiple road boundaries, more than 1 double-sided sign is permitted, however, the signs are a minimum 100m apart.
Roof/sky signs
AO7.1 The sign has: (a) a maximum length of 3m; (b) a maximum depth of 0.9m; (c) a maximum width of 0.3m; and **AO7.2** The sign is contained within the existing or created outline of the building on which it is displayed. or **AO7.3** The sign is a maximum of 0.9m above the building height on which it is displayed. and **AO7.4** The sign does not extend horizontally beyond the edge of the roof of the building on which it is displayed. and **AO7.5** The sign is not displayed less than 3m from another roof/sky sign. and

Table 6.3.7 For accepted development

Acceptable Outcomes
AO7.6 For signs with a face area greater than 1.2m^2, an engineer's certificate for any supporting structure for the sign is obtained.
Sign-written roof signs
AO8.1 The sign is contained within the existing or created outline of the building on which it is displayed. and **AO8.2** The sign does not cover more than 25% of the roof of the building on which it is displayed. and **AO8.3** The sign is not visible from any residential building located adjacent to the building on which it is displayed.
Wall signs
AO9.1 No more than two signs are displayed on any wall. and **AO9.2** The sign has a total maximum area of 12 m^2 or 25% of the area of the wall, whichever is the lesser. and **AO9.3** The sign does not project in excess of 100mm from the wall to which it is affixed. and **AO9.4** The sign does not project beyond any edge of the wall.

Table 6.3.8 For assessable development

Acceptable Outcomes	
All signs	
PO1	The sign presents a uniform appearance with the scale and design of the supporting building and development in the area.
and	
PO2	The sign does not contribute to visual clutter.
and	
PO3	The sign does not result in light nuisance on a light-sensitive use or road user off-site.
and	
PO4	The sign does not create a hazard to the movement of pedestrians and vehicles.

6.3.4 Local Heritage Place Code

6.3.4.1 Application

This code applies to assessing material changes of use, reconfiguring a lot, operational work and building work where the code is identified as an assessment benchmark in the Categories of Assessment Table. When using this code, reference should be made to Section 1.6.1.

6.3.4.2 Purpose

(1) The purpose of the Local Heritage Place Code is to protect and enhance the cultural heritage significance of local heritage places, townscapes and streetscapes.
(2) The purpose of the code will be achieved through the following overall outcomes:
    (a) The heritage values of historic streetscapes and individual sites within those streetscapes are protected and (where feasible) enhanced;
    (b) Development on or adjacent to a local heritage place will not have an adverse impact in terms of visibility, public accessibility, physical change, damage or removal;

6.3.4.3 Requirements for accepted development or assessment benchmarks

Table 6.3.9 For accepted development

Acceptable Outcomes
All signs
AO1.1 Building work does not alter, remove or conceal significant features of the local heritage place. and

Table 6.3.9 For accepted development

Acceptable Outcomes
AO1.2 Building work is minor and necessary to maintain a significant use of the local heritage place.

Table 6.3.10 For assessable development

Performance Outcomes	
PO1	Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.
and	
PO2	All recording of local heritage place buildings and structures, including any alterations proposed by development, is undertaken by a suitably qualified person.
and	
PO3	New building work incorporates but does not replicate the valued architectural features of the local heritage place.
and	
PO4	Demolition of significant components of a local heritage place only occurs where options for the restoration of the existing building have been investigated by a suitably qualified person and deemed to be impractical.
or	
PO5	Reconfiguring a lot does not: (a) reduce public access to the local heritage place; (b) result in the local heritage place being obscured from public view; (c) obscure or destroy the following elements relating to the local heritage place: (i) established pattern of subdivision; (ii) the landscape setting; (iii) the scale and consistency of the urban fabric
and	
PO6	Operational work conserves the features and values that contribute to the significance of the local heritage place and are visually unobtrusive in the setting of the local heritage place.
and	
PO7	Development adjoining a local heritage place is designed, sited and constructed so that the cultural heritage significance of the local heritage place, including its context, setting, appearance and archaeology is not adversely affected.