

Part 9 Development codes

9.1 Preliminary

- (1) Development codes are assessment benchmarks where identified as an applicable code in Part 5.
- (2) Use codes and other development codes are specific to each planning scheme area.
Editor's note—the Planning Regulation may establish requirements for development it prescribes to be accepted (for example, community residences and forestry) and assessment benchmarks that it prescribes to be assessable (for example, reconfiguration of 1 lot into 2).
- (3) The following are the use codes for the planning scheme:
 - (a) Telecommunications facilities and utilities code.
- (4) The following are the other development codes for the planning scheme:
 - (a) Advertising devices code;
 - (b) Healthy waters code;
 - (c) Landscape code;
 - (d) Reconfiguring a lot code;
 - (e) Transport impact, access and parking code;
 - (f) Works code.

9.2 Use codes

9.2.1 Telecommunications facilities and utilities code

9.2.1.1 Application

This code applies to a material change of use for telecommunications facilities, utilities, substations and major electricity infrastructure where the code is identified as applicable in the categories of development and assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

Editor's note—Low impact telecommunications facilities and minor electricity infrastructure are not regulated by the planning scheme. [The Telecommunications \(Low Impact Facilities\) Determination 1997](#) provides a full list of low impact facilities. Low impact facilities remain the responsibility of the Commonwealth Government.

9.2.1.2 Purpose

- (1) The purpose of the Telecommunications facilities and utilities code is to ensure that facilities are located, designed and managed to be compatible with the locality in which they are established.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids or minimises adverse impacts on the natural environment;
 - (b) development does not unreasonably impact on the character and amenity of the locality;
 - (c) risks to public health and safety are minimised and contained to acceptable levels; and
 - (d) development facilitates co-location of infrastructure wherever possible.

9.2.1.3 Assessment benchmarks

Table 9.2.1.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—Applicants must also comply with the relevant zone code and any applicable overlay code or development code.

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements development	
PO1 Aerial cabling and associated works for broadband telecommunications purposes is located and constructed in a manner that minimises visual impacts on the locality.	AO1.1 The cables are co-located with operating works for a transmission entity or a distribution entity under the Electricity Act 1994 wherever practicable.
	AO1.2 Any new cable has substantially the same appearance as existing cables.
	AO1.3 The average width of cabling for the facility is 25mm or less (excluding overmoulds).
	AO1.4 Any new cable is located: <ul style="list-style-type: none"> (a) above any existing street lighting cable; or (b) if there is no existing street cable lighting — no further than 600mm below any existing cable.
	AO1.5 In all other respects, the development complies with ACIF C524:2013 — External telecommunication cable networks.
PO2 Development does not unduly detract from the continued use and enjoyment of land included in a residential zone or of any other existing sensitive land use.	AO2 The development is separated by a minimum of 50m to any land in a residential zone.

Table 9.2.1.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Visual integration, character and amenity	
PO3 The building height and the height of structures do not significantly detract from the scenic amenity and character of the locality.	No acceptable outcome is nominated.

<p>PO4 Development is:</p> <p>(a) of high quality design and construction;</p> <p>(b) integrated with the surrounding area so as not to be visually dominant or intrusive, having regard to:</p> <p>(i) scale;</p> <p>(ii) height;</p> <p>(iii) bulk;</p> <p>(iv) materials and colour; and</p> <p>(v) aesthetic appearance; and</p> <p>(c) treated to eliminate glare and reflectivity.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO5 Development in the Rural zone is not visually obtrusive when viewed from highways or significant public vantage points.</p>	<p>AO5 Development in the Rural zone is setback from highway frontages by a minimum of 50m.</p>
<p>PO6 Where development is attached to an existing structure, it does not:</p> <p>(a) increase the visual prominence of the structure; or</p> <p>(b) detract from the design and architectural qualities of the structure.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO7 Development does not unduly detract from the continued use and enjoyment of land included in a residential zone or of any other existing sensitive land use.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO8 Development is setback from the site boundaries, to minimise impacts on adjoining land as a result of noise, glare, overshadowing, loss of privacy or visual obtrusiveness.</p>	<p>AO8.1 The following minimum setbacks to all site boundaries are achieved:</p> <p>(a) 10m, where the height of the structure is less than 20m;</p> <p>(b) 15m, where the height of the structure is between 20m and 30m;</p> <p>(c) 20m, where the height of the structure is greater than 30m; and</p> <p>(d) 50m where adjoining a residential zone.</p> <p>OR</p> <p>AO8.2 Where development reuses, extends or is attached to an existing structure, existing setbacks are not reduced.</p>
<p>PO9 Screening is provided to reduce the visual impacts of the facility and to enhance the character of the local area.</p>	<p>AO9 A minimum 3m deep landscaped strip of dense planting is provided along all site boundaries.</p>

<p>PO10 Development prevents or minimises the generation of any noise such that:</p> <p>(a) nuisance is not caused; and</p> <p>(b) ambient noise levels are maintained.</p>	<p>AO10 Development provides that:</p> <p>(a) noise levels measured as the adjusted maximum sound pressure level L_{Amax, adj. T} at a noise sensitive place do not exceed:</p> <p>(i) background noise level plus 5dB(A) between the hours of 7am and 10pm; and</p> <p>(ii) background noise level plus 3dB(A) between the hours of 10pm and 7am; and</p> <p>(b) noise levels measured as the adjusted maximum sound pressure level L_{Amax, adj. T} at a business place do not exceed:</p> <p>(i) background noise level plus 10dB(A) between the hours of 7am and 10pm; and</p> <p>(ii) background noise level plus 8dB(A) between the hours of 10pm and 7am.</p>
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Table 9.2.1.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Public health and safety	
<p>PO11 Facilities are established, operated and maintained in a way to minimise the risk to public health and safety from electromagnetic emissions.</p>	<p>AO11 For telecommunications facilities, development is designed and operated to restrict electromagnetic emissions in accordance with:</p> <p>(a) Radiocommunications (Electromagnetic Radiation — Human Exposure) Standard 2014; and</p> <p>(b) Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields — 3KHz to 300GHz; or</p> <p>(c) other standards as specified by the Commonwealth Government Minister responsible for communications.</p> <p>For other development, no acceptable outcome is nominated.</p>
<p>PO12 Security fencing encloses the outermost boundaries of the land on which the facility is built in order to:</p> <p>(a) prevent unauthorised access; and</p> <p>(b) protect ease of maintenance access to the property.</p>	<p>AO12 The site is securely fenced along all boundaries, including areas used for vehicle parking and storage.</p>

<p>PO13 Development incorporating access control arrangements includes:</p> <ul style="list-style-type: none"> (a) providing warning information signs on all boundaries to prevent unauthorised entry; (b) the minimisation of the number and width of entry points; and (c) safe vehicular access to the site. 	No acceptable outcome is nominated.
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Table 9.2.1.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Environmental impact	
<p>PO14 Development does not adversely impact on the natural environment.</p>	<p>AO14 Development does not involve vegetation clearing or earthworks.</p>

Table 9.2.1.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
For upgrading an existing substation or bulk supply substation only	
<p>PO15 When the proposal involves the upgrade of an existing substation to a bulk supply substation, the existing substation is:</p> <ul style="list-style-type: none"> (a) in a location where viable corridors are accessible to connect powerline infrastructure to the site; and (b) in proximity to existing powerline infrastructure, to ensure that the need for additional powerline infrastructure is minimised. 	No acceptable outcome is nominated.

Table 9.2.1.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
For major electricity infrastructure	
<p>PO16 The proposed major electricity infrastructure:</p> <ul style="list-style-type: none"> (a) maximise co-location with other existing powerlines and easements; and (b) avoid, where possible, location near residential uses. 	No acceptable outcome is nominated.
<p>PO17 The proposed overhead powerline infrastructure is positioned with safe clearances to land uses and vegetation.</p>	<p>AO17 The proposed powerline infrastructure maintains mandatory clearances from any existing or proposed buildings, structures and operational equipment to existing powerlines in accordance with Schedules 4 and 5 of the <i>Electrical Safety Regulation 2013</i>.</p>

Table 9.2.1.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
For major electricity infrastructure (underground powerline infrastructure) only	
<p>PO18 Powerline infrastructure minimises any potential impact on transport, access and utilities infrastructure in an area.</p>	<p>No acceptable outcome is nominated.</p>

9.3 Other development codes

9.3.1 Advertising devices code

9.3.1.1 Application

This code applies to assessing operational work for placing an advertising device on premises where the code is identified as applicable in the categories of development and assessment for operational works.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

9.3.1.2 Purpose

- (1) The purpose of the advertising devices code is to facilitate economic activity through the advertising of business, products and/or services, while ensuring high levels of visual amenity, public safety and maintaining the character of the locality.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) advertising devices are compatible with the character of the surrounding local area and do not dominate or diminish visual amenity; and
 - (b) advertising devices do not create a hazard to people or property, in particular pedestrians, cyclists and vehicular traffic.

9.3.1.3 Assessment benchmarks

Table 9.3.1.3(a)—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Character and amenity	
PO1 The type, location, size and design of advertising devices do not dominate or diminish the character and visual amenity of the surrounding area in which they are located.	AO1.1 The following types of advertising device are not located in the Community facilities zone: <ol style="list-style-type: none"> (a) in any circumstance any advertising device defined in Table 9.3.1.3(b) as a higher impact advertising device, other than: <ol style="list-style-type: none"> (i) a pole sign not exceeding 1.5m in any dimension; or (ii) a wall sign not exceeding 4m²; and (b) advertising devices in the Community facilities zone do not involve third party advertising.
	AO1.2 No advertising devices are located within the Environmental management and conservation zone.
	AO1.3 Any advertising device defined in Table 9.3.1.3(b) as either an intermediate impact advertising device or a higher impact advertising device is not located in the Open space zone.

AO1.4

Advertising devices are not located in the residential zones other than where:

- (a) in the High density residential zone; or
- (b) in the Medium density residential zone (Picnic Bay, Nelly Bay tourist, North Ward villages, Hyde Park medium density, Aitkenvale village or The Strand precincts only); or
- (c) comprising of a fence sign or a wall sign for a home based business, and:
 - (i) limited to a maximum of one advertising device per premises; and
 - (ii) limited to a maximum sign face area of 1m²; or
- (d) comprising of an advertising device defined in Table 9.3.1.3(b) as a lower impact or intermediate impact advertising device for short-term accommodation and rooming accommodation.

AO1.5

Advertising devices in the High and Medium density residential zone are associated with the residential use or non-residential use located on the same premises and do not involve third party advertisement.

AO1.6

The following types of advertising devices are not located in the Rural zone:

- (a) in any circumstance any advertising device defined in Table 9.3.1.3(b) as a higher impact advertising code other than:
 - (i) a billboard; and
- (b) only one (1) advertising device is located on each Rural-zoned land parcel.

AO1.7

The following types of advertising devices are not located in the Sport and recreation zone:

- (a) in any circumstances any advertising device defined in Table 9.3.1.3(b) as a higher impact advertising device other than:
 - (i) a billboard; or
 - (ii) a pole sign; or
 - (iii) a wall sign less than 4m². and
- (b) only one (1) higher impact advertising device identified above is located on the subject site.

AO1.8

Bunting is only located on premises used for any of the following purposes:

- (a) Bulk landscape supplies; or
- (b) Garden centre; or
- (c) Market; or
- (d) Outdoor sales; or
- (e) Service station; or
- (f) Outdoor sport and recreation; or
- (g) Roadside stall.

AO1.9

Advertising devices that are illuminated by an internal or external light source or contain a digital display component are only permitted in the following circumstances:

- (a) if located within the;
 - (i) District centre zone; or
 - (ii) Major centre zone; or
 - (iii) Principal centre (CBD) zone; or
 - (iv) Specialised centre zone (Domain precinct only); or
 - (v) Community facilities zone; or
 - (vi) Sport and recreation zone; or
 - (vii) an industry zone; or
- (b) not in the Flinders Street East precinct;
- (c) not located within 100m of a sensitive land use;
- (d) if a device containing a digital display, is not located within 500m of an existing digital display device; and
- (e) not exceeding the luminance value identified in Table 1 - Maximum average luminance of advertising devices.

AO1.10

Advertising devices comply with the design parameters set out in Table 9.3.1.3(c).

AO1.11

Advertising devices are produced or manufactured and installed by a commercial painting or signwriting business or professional advertising business and are not constructed of cardboard, paper or similar product.

	<p>AO1.12 Higher impact advertising devices, if freestanding, are provided with landscaping to enhance the visual amenity of the area immediately surrounding the device in the following zones:</p> <ul style="list-style-type: none"> (a) Principal centre (CBD); or (b) Major centre; or (c) District centre; or (d) Specialized centre (Domain precinct only); or (e) Sport and recreation.
	<p>AO1.13 Any structural componentry associated with the advertising device are appropriately incorporated into the device and are screened from public view.</p> <p>Note: The use of shipping containers as structural components is not supported.</p>
	<p>AO1.14 Digital advertising devices located on a vehicular trailer are not positioned within the road reserve.</p>
<p>PO2 Development avoids a visually cluttered and confusing proliferation of advertising devices.</p>	<p>AO2.1 Advertising devices that display third party advertisement are only located in the following zones:</p> <ul style="list-style-type: none"> (a) Principle centre (CBD); or (b) Major centre; or (c) District centre; or (d) Specialised centre (Domain precinct only); or (e) Low impact industry; or (f) Medium impact industry; or (g) High impact industry; or (h) Sport and recreation; or (i) Rural <p>AO2.2 Only one (1) Higher impact advertising device is permitted on each land parcel.</p>
<p>PO3 Advertising devices in the Flinders Street East precinct do not adversely affect the fabric and setting of the heritage place or the general character of the locality.</p>	<p>AO3.1 Advertising devices for heritage places in the Flinders Street East precinct are in accordance with the Cultural heritage planning scheme policy no. SC6.3.</p>

Table 9.3.1.3(a)—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Safety	
<p>PO4 Advertising devices do not obstruct, endanger or pose a safety hazard to both vehicular and pedestrian traffic.</p>	<p>AO4.1 Advertising devices, other than those listed below, are entirely contained within the lot and do not encroach into a road reserve or other public place:</p> <ul style="list-style-type: none"> (a) awning sign (above-awning, awning fascia or under-awning sign); (b) blind/canopy sign; (c) footway sign; (d) inflatable sign; (e) projecting sign; (f) hamper sign, stallboard sign, fence sign or wall sign, subject to the provisions of AO4.9; and (g) animated sign of a type mentioned in (a) to (e) above.
	<p>AO4.2 Advertising devices that incorporate a digital display involving changing content are spaced out in accordance with the requirements outlined in the Transport and Main Roads Practitioner Manual Roadside Advertising Manual Edition 3 Technical Volume September 2019 Guideline.</p>
	<p>AO4.3 Advertising devices are not located on or over a public road carriageway.</p>
	<p>AO4.4 Advertising devices do not obscure any road signs, traffic signals, direction signs, information signs, street numbers or street lighting.</p>
	<p>AO4.5 Advertising content does not include or resemble any official road signs.</p>
	<p>AO4.6 Advertising devices, other than a footway sign, are not located on a footpath. A footway sign is not located on a footpath less than 2.5m in width, or within 250mm of a kerb.</p>
	<p>AO4.7 Footway signs are only displayed during the business hours of the advertised business.</p>

AO4.8

Advertising devices do not project into or over a driveway, vehicle access, parking area, cycleway or pedestrian footpath unless maintaining a minimum vertical clearance of:

- (a) 4.5m where intended for use by buses or commercial vehicles comprising small rigid vehicles and above; or
- (b) 2.5m for any other driveway, vehicle access, parking area, cycleway or pedestrian footpath.

Editor's note—As defined in [AS/NZS 2890.2 – 2002](#).

AO4.9

Advertising devices attached flat to a wall, fence or other structure adjacent to a road, driveway, vehicle access, parking area, cycleway or pedestrian footpath have a maximum thickness of 30mm, unless maintaining a minimum vertical clearance of:

- (a) 4.5m where intended for use by buses or commercial vehicles comprising small rigid vehicles and above; or
- (b) 2.5m for any other driveway, vehicle access, parking area, cycleway or pedestrian footpath.

Editor's note—As defined in [AS/NZS 2890.2 – 2002](#).

AO4.10

An inflatable sign is:

- (a) securely tethered to purpose-made anchor points on a building or permanent structure, and by means of a minimum of two safety-tested tether lines;
- (b) located and tethered so as to remain contained at all times within an envelope formed by the vertical projection of the lot boundaries; and
- (c) inflated only by cold air or helium.

<p>PO5 An advertising device only incorporates a digital display where it:-</p> <ul style="list-style-type: none"> (a) is appropriate to the setting and is compatible with and will not detract from the amenity of the local area; (b) does not cause nuisance or distraction to pedestrians, vehicle traffic or adjoining, land-uses (c) does not create glare, reflecting or flaring of colours; and (d) will not cause distraction or create a potential safety hazard, including a traffic safety hazard 	<p>AO5.1 An advertising device only incorporates a digital display that is designed to ensure that:</p> <ul style="list-style-type: none"> (a) screen displays change instantaneously with no changeover animation effects or blank, black, white, or coloured screen displayed between advertisements; (b) advertisements remain static for a minimum dwell time, are in accordance with the Transport and main Roads Practitioner Manual Roadside Advertising Manual Edition 3 Technical Volume September 2019 Guideline; (c) advertisements do not incorporate moving visual images such as videos or animations; (d) advertisements only promote a single, self-contained advertising messages; (e) the device is not capable of playing audio or synchronized with any outdoor sound system utilised for advertising purposes (f) the advertising devices only contains one display screen and does not rotate or move; and (g) the advertising device includes an automatic error detection system, which turns off the screen display or displays a blank, black screen should the device malfunction.
<p>PO6 Advertising devices are structurally sound and durable.</p>	<p>AO6.1 Advertising devices, other than a commercial flag, banner sign, bunting or footway sign are permanently attached to a building, structure or the ground</p> <p>AO6.2 Advertising devices being a commercial flag, banner sign or bunting are securely attached to a pole or structure that is permanently attached to a building, structure or the ground.</p>
<p>PO7 Advertising devices do not impact on the safe and efficient operation of infrastructure</p>	<p>AO7.1 Advertising devices maintain a minimum clearance of 1.5m to any installation or object relating to telecommunications (excluding a public telephone booth or kiosk), water supply, sewerage or stormwater drainage infrastructure.</p> <p>AO7.2 Advertising devices maintain a separation distance from power supply and electrical infrastructure in accordance with the distances prescribed by the Electrical Safety Regulation 2013.</p>

Table 9.3.1.3(a)—Accepted development subject to requirements and assessable development (Part)


Performance outcomes	Acceptable outcomes
For assessable development	
Character and amenity	





<p>PO8 Advertising devices do not adversely impact on the visual amenity of the locality or the character of the zone, having regard to the following:</p> <p>(a) significant and unreasonable loss of views;</p> <p>(b) overshadowing;</p> <p>(c) loss of access to breezes;</p> <p>(d) illumination effects;</p> <p>(e) impact on sight lines for vehicular access and egress;</p> <p>(f) significant and unreasonable loss of landscaping; and</p> <p>(g) the creation of visual clutter or proliferation of advertising devices; and</p> <p>(h) impact or obstruct existing signage on adjoining properties</p>	No acceptable outcome is nominated.
<p>PO9 Advertising devices are subservient to, and not dominant over, a building's appearance and are reasonably integrated with architectural features.</p>	No acceptable outcome is nominated.

Table 1 Maximum average luminance of advertising devices

Advertising device Size (m ²)	Maximum Average Luminance		
	Lighting Environment Zone 1 (cd/m ²) (Land contained within the Principal centre (CBD) zone)	Lighting Environment Zone 2 (cd/m ²) (Land contained within the following zones: <ul style="list-style-type: none"> • Major centre zone • District centre zone • Major centre zone • Specialised centre zone • Mixed use zone • Low impact industry • Medium impact industry • High impact industry) 	Lighting Environment Zone 3 (cd/m ²) (Land contained in all other zones)
All	500	350	300

Table 9.3.1.3(b)—Types of advertising devices (Part)

Device name and definition	Example of device
Lower impact advertising devices	
<p>Blind/canopy sign A sign that is printed, painted or otherwise affixed to a solid or flexible material suspended from an awning, veranda or wall.</p>	

<p>Commercial flag</p> <p>A cloth or similar non-rigid fabric hung from, or attached to, a pole for the purpose of advertising a business, product or service.</p>	
<p>Footway sign</p> <p>A portable, free-standing sign normally supported by an 'A-frame' or inverted 'T-frame' and typically displayed on a footway.</p>	
<p>Hamper sign</p> <p>A sign painted or otherwise affixed in the area between a door head and the underside of an awning, or at equivalent level.</p>	
<p>Stallboard sign</p> <p>A sign painted or otherwise affixed to the base of a shopfront, normally below a shop window.</p>	

Street furniture sign
 A sign attached to an item of street furniture, such as alfresco dining demarcation, telephone booths/kiosks, bus shelters, garbage bins, public seating and the like.



Under-awning sign
 A sign affixed underneath, or suspended from, an awning or veranda.



Window sign
 A sign affixed to or printed on the glass of a display window, or displayed behind the glass of the display window and facing outside.

The term does not include products displayed in a window.



Table 9.3.1.3(b)—Types of advertising devices (Part)

Device name and definition	Example of device
Intermediate impact advertising devices	
<p>Above-awning sign A sign located on top of an awning or veranda of a building.</p>	
<p>Awning Fascia sign A sign painted or otherwise affixed flat to the fascia of an awning, or the balustrade of a veranda.</p>	
<p>Banner sign A removable advertising device attached or tethered to, or suspended from, a fixed object and displaying signage applied to, or printed or painted on, fabric or similar material.</p>	
<p>Bunting Decorative flags, pennants or streamers displayed for the purposes of advertising a business.</p>	
<p>Fence sign A sign that is painted or otherwise affixed to a fence or wall, usually located on a boundary of a site.</p>	

Ground sign
A sign that is painted on, or affixed to, a free-standing, low-level wall or similar freestanding structure located on the ground.







Panel sign
A free-standing sign that is typically similar in proportions to, but significantly smaller than, a billboard. The term does not include any sign otherwise defined herein.



Projecting sign
A sign:
(a) directly attached to, and projecting horizontally from, and perpendicular to, a wall or building façade; or
(b) suspended from a pole or similar device projecting horizontally from, and perpendicular to, a wall or building façade.



Table 9.3.1.3(b)—Types of advertising devices (Part)

Device name and definition	Example of device
Higher impact advertising devices	
<p>Animated sign A sign with a moving or changing display, such as moving, flashing, changing or chasing lights or scrolling, changing or projected images.</p>	
<p>Billboard A free-standing display surface which may be positioned on the ground or a building or structure, or mounted on one or multiple vertical supports.</p>	
<p>Inflatable sign An advertising device in the form of a fixed or tethered balloon, or similar lighter than air device.</p>	
<p>Pole sign A free-standing sign on one vertical support.</p>	

Pylon sign
A free-standing advertising device, the height of which is greater than the width, that is attached to the ground and either self-supporting or attached to one or more vertical supports.



Roof sign
A sign painted onto or otherwise affixed to the roof of a building.

The term does not include an above-awning sign.



Three-dimensional object sign
A sign in the form of a three-dimensional object attached to a building, structure or the ground. The term does not include an inflatable sign.



Wall sign

A sign painted or otherwise affixed flat to the wall or façade of a building or structure.





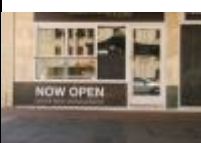
The term includes a parapet sign and a building name sign where advertising the name and/or logo of a business.



Table 9.3.1.3(c)—Design parameters for advertising devices (Part)

Notes—

- * Sign face area is measured as the total surface area of any face of an advertising device, excluding any supporting structure or, where applicable, as the surface area encompassing the outer extent of the advertising material contained on that face and does not include the frame, associated skirting or tagging components of the advertising device.
- ** Unless otherwise specified, height is measured from the highest point on any part of the sign structure to ground level below.
- *** The minimum separation distance between two advertising devices is calculated as being a direct line between both advertising devices
- **** Operational Works applications associated with an Advertising device must identify both the type of advertising device proposed (Billboard, Pylon, Awning sign) as well as the display type of sign face (i.e. static or digital).
Static sign face - is a sign face that comprises of a product such as paint, paper, vinyl or the like.
Digital sign face - is a sign face that comprises of liquid crystal display (LCD) or light emitting diode (LED).
- ***** Any skirting or tagging components (excluding architectural features) associated with an Advertising device has a maximum area of 10% of the associated attached sign face area.

Device type****	Example of device	Maximum number of devices	Maximum dimensions (m) or sign face area (m2)*	Maximum number of sign face per advertising device	Maximum height**	Minimum separation distance to another device of the same type***	Other
Lower impact advertising devices							
Blind/canopy sign A sign that is printed, painted or otherwise affixed to a solid or flexible material suspended from an awning, veranda or wall.			A maximum of 50% of the external surface area of the blind or canopy.			500m if the sign face consists of a digital display.	
Commercial flag A cloth or similar nonrigid fabric hung from, or attached to, a pole for the purpose of advertising a business, product or service.			5m ²		6.5m		
Footway sign A portable, freestanding sign normally supported by an 'Aframe' or inverted 'Tframe' and typically displayed on a footway.		One per business, tenant or occupant.	1m ²	2	1m		
Hamper sign A sign painted or otherwise affixed in the area between a door head and the underside of an awning, or at equivalent level.						500m if the sign face consists of a digital display.	Contained within the limits of the hamper to which it is attached.
Stallboard sign A sign painted or otherwise affixed to the base of a shopfront, normally below a shop window.						500m if the sign face consists of a digital display.	Contained within the limits of the stallboard to which it is attached.










<p>Street furniture sign A sign attached to an item of street furniture, such as alfresco dining demarcation, telephone booths/kiosks, bus shelters, garbage bins, public seating and the like.</p>						500m if the sign face consists of a digital display.	
<p>Under-awning sign A sign affixed underneath, or suspended from, an awning or veranda.</p>		One per business, tenant or occupant.	<p>Length:</p> <ul style="list-style-type: none"> the lesser of 2m or 75% of awning/veranda width; height - 0.5m; thickness - 60mm. 	2		3m 500m if the sign face consists of a digital display.	<ul style="list-style-type: none"> Contains advertising material on both sign faces. Sign faces are oriented either perpendicular or parallel to the building facade.
<p>Window sign A sign affixed to or printed on the glass of a display window, or displayed behind the glass of the display window and facing outside.</p> <p>The term does not include products displayed in a window.</p>			A maximum of 25% of the window surface area.			500m if the sign face consists of a digital display.	
<p>Inflatable sign An advertising device in the form of a fixed or tethered balloon, or similar lighter than air device.</p>		One per lot.				500m	<ul style="list-style-type: none"> is not located on a lot less than 1,000m² in extent. is not able to rise to a height of more than 25m above ground level below.

Table 9.3.1.3(c)—Design parameters for advertising devices (Part)

Notes—

- * Sign face area is measured as the total surface area of any face of an advertising device, excluding any supporting structure or, where applicable, as the surface area encompassing the outer extent of the advertising material contained on that face and does not include the frame, associated skirting or tagging components of the advertising device.
- ** Unless otherwise specified, height is measured from the highest point on any sign face to ground level below.
- *** The minimum separation distance between two advertising devices is calculated as being a direct line between both advertising devices.
- **** Operational Works applications associated with an Advertising device should identify both the type of advertising device proposed (Billboard, Pylon, Awning sign) as well as the type of sign face (i.e. static or digital).
 Static sign face - is a sign face that comprises of a product such as paint, paper, vinyl or the like.
 Digital sign face - is a sign face that comprises of liquid crystal display (LCD) or light emitting diode (LED).
- ***** Any skirting or tagging components (excluding architectural features) associated with an Advertising device has a maximum area of 10% of the associated attached sign face area.

Device type	Example of device	Maximum number of devices	Maximum dimensions (m) or sign face area (m ²)*	Maximum number of sign face per advertising device	Maximum height**	Minimum separation distance to another device of the same type	Other
Intermediate impact advertising device							
Above-awning sign A sign located on top of an awning or veranda of a building.		One per business, tenant or occupant.	2.5m ² .	2	1.5m measured to the awning surface below.	3m 500m if the sign face consists of a digital display.	<ul style="list-style-type: none"> • The horizontal dimension exceeds the vertical dimension. • Sign faces are back-to-back and perpendicular to the building façade.
Awning fascia sign A sign painted or otherwise affixed flat to the fascia of an awning, or the balustrade of a veranda.		One per business, tenant or occupant.				500m if the sign face consists of a digital display.	<ul style="list-style-type: none"> • Contained within the limits of the fascia to which it is attached; or • Exceeds only the upper and/or lower limits of the fascia by a maximum of 500mm in each case.
Banner sign A removable advertising device attached or tethered to, or suspended from, a fixed object and displaying signage applied to, or printed or painted on, fabric or similar material.		One per business, tenant or occupant.	5m ² if in a Centre zone or an Industry zone. Otherwise 2.5m ² .		5m		<ul style="list-style-type: none"> • Contains advertising material on all visible sign faces. • Not attached at both ends to the same building. • Not erected above the eave or parapet line of a building.
Bunting Decorative flags, pennants or streamers displayed for the purposes of advertising a business.					6m		Does not extend beyond the boundaries of the subject premises.
Fence sign A sign that is painted or otherwise affixed to a fence or wall, usually located on a boundary of a site.		One per lot.	Maximum thickness of 30mm.			500m if the sign face consists of a digital display.	Is contained within the outer limits of the fence on which it is located.



<p>Ground sign A sign that is painted on, or affixed to, a freestanding, low-level wall or similar freestanding structure located on the ground.</p>		One per lot.	10m ² .		2m	500m if the sign face consists of a digital display.	Advertising material covers a maximum of 75% of each side of the advertising device.
<p>Panel sign A freestanding sign that is typically similar in proportions to, but significantly smaller than, a billboard. The term does not include any sign otherwise defined herein.</p>		One per business, tenant or occupant.	Horizontal – 2.5m; Vertical – 1.5m; Thickness – 60mm.	2	2.5m	3m 500m if the sign face consists of a digital display	<ul style="list-style-type: none"> • Sign faces are back-to-back. • Contains advertising material on any sign face visible from a road or public place.
<p>Projecting sign A sign:</p> <p>(a) directly attached to, and projecting horizontally from and perpendicular to, a wall or building facade; or</p> <p>(b) suspended from a pole or similar device projecting horizontally from, and perpendicular to, a wall or building facade.</p>		One per business, tenant or occupant.	2m ² , with a maximum projection from the façade of 2m.	2	4.5m	3m 500m if the sign face consists of a digital display	<ul style="list-style-type: none"> • Sign faces are back-to-back and perpendicular to the building façade. • Not erected above the eave or parapet line of a building.





Table 9.3.1.3(c)—Design parameters for advertising devices (Part)





Notes—

- * Sign face area is measured as the total surface area of any face of an advertising device, excluding any supporting structure or, where applicable, as the surface area encompassing the outer extent of the advertising material contained on that face and does not include the frame, associated skirting or tagging components of the advertising device.
- ** Unless otherwise specified, height is measured from the highest point on any sign face to ground level below.
- *** Operational Works applications associated with an Advertising device should identify both the type of advertising device proposed (Billboard, Pylon, Awning sign) as well as the type of sign face (i.e. static or digital).
Static sign face - is a sign face that comprises of a product such as paint, paper, vinyl or the like.
Digital sign face - is a sign face that comprises of liquid crystal display (LCD) or light emitting diode (LED).
- **** The minimum separation distance between two advertising devices is calculated as being a direct line between both advertising devices.
- ***** Any skirting or tagging components (excluding architectural features) associated with an Advertising device has a maximum area of 10% of the associated attached sign face area.

Device type	Examples of device	Maximum number of devices	Maximum dimensions (m) or sign face area (m ²)*	Maximum number of sign face per advertising device	Maximum height**	Minimum separation distance to another device of the same type	Other
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Higher impact advertising devices

<p>Internally illuminated sign A sign that is internally illuminated by a lamp or other device that may contain moving, flashing, changing or chasing lights.</p>		<p>One per lot, if the lot area is less than 1,000m². Otherwise, one per 1,000m² of lot area, or part thereof exceeding 500m².</p>	<p>10m²</p>		<p>12m</p>	<p>50m if not in a Centre zone or an Industry zone.</p>	
<p>Billboard A billboard sign is any advertising device generally characterised as having a width greater than its height and is normally positioned in one or more vertical supports. These advertising devices are generally freestanding signs however in exceptional circumstances they may be mounted on the side of a building.</p>			<p>48m², if located in the Rural zone, a Centre zone or an Industry zone. Otherwise, 18m².</p>	<p>2</p>		<p>500m if located in the Rural zone. 500m if the sign face consists of a digital display. Otherwise, 200m.</p>	<p>Sign faces are back-to-back or may be oriented at an angle to each other for best viewing. Contains advertising material on all sign faces visible from a road or public place. Where a single-sided sign or the back of a sign structure is visible from a road or public space, the back of the sign structure must be attractively treated or screened with vegetation to minimise visual impact.</p>
<p>Pole sign A freestanding sign on one vertical support.</p>		<p>One per lot.</p>	<p>2.5m².</p>	<p>2</p>	<p>5m</p>	<p>50m 500m if the sign face consists of a digital display.</p>	<p>Sign faces are back-to-back. Contains advertising material on all sign faces visible from a road or public place. Is located only on a lot frontage.</p>
<p>Pylon sign A freestanding advertising device, the height of which is greater than the width, that is attached to the ground and either self-supporting or attached to one or more vertical supports.</p>		<p>One per lot.</p>	<p>36m² if located in the following zones: (a) Principle centre (CBD); or (b) Major centre; or (c) District centre; or (d) Specialized centre (Domain precinct only); (e) Sport and recreation; or (f) Rural Or 24m² if located in the Mixed use zone.</p>		<p>12m</p>	<p>60m 500m if the sign face consists of a digital display.</p>	<p>Is not located on a lot less than 1,000m² in extent. Contains advertising material on all sign faces visible from a road or public place. Is located only on a lot frontage.</p>

<p>Roof sign A sign painted onto or otherwise affixed to the roof of a building.</p> <p>The term does not include an above awning sign.</p>		<p>One per roof surface.</p>	<p>10m²</p>		<p>2.5m above roof level below the advertising device.</p>	<p>3m 500m if the sign face consists of a digital display.</p>	<ul style="list-style-type: none"> Is contained entirely within the roof line/profile whether seen in plan view or elevation. Contains advertising material on all sign faces visible from a road or public place.
<p>Shipping container sign A sign in the form of display or advertising material on one or more faces of one or more shipping container units.</p>		<p>One sign per lot</p>	<p>30m²</p> <p>Editor's note—2 shipping containers placed on top of each container having a maximum dimension of:</p> <ul style="list-style-type: none"> Height - 2.4m Width - 2.4m Length - 6m 		<p>5m</p>	<p>500m</p>	<p>The shipping container structure must be covered from view.</p>
<p>Three-dimensional object sign A sign in the form of a three-dimensional object attached to a building, structure or the ground. The term does not include an inflatable sign.</p>		<p>One per lot.</p>	<p>3m in any dimension.</p>		<p>6m</p>	<p>500m if the sign face consists of a digital display.</p>	
<p>Wall sign A sign painted or otherwise affixed flat to the wall or façade of a building or structure.</p> <p>The term includes a parapet sign and a building name sign where advertising the name and/or logo of a business.</p>			<ul style="list-style-type: none"> A maximum of 20% of the area of the applicable building elevation; and If a parapet sign, a maximum of 50% of the parapet area. 		<p>9m</p>	<p>500m if the sign face consists of a digital display.</p>	<p>Does not project beyond the outer extremities of the wall to which it is affixed or on which it is painted.</p>

9.3.2 Healthy waters code

9.3.2.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to [section 5.3.2](#) and where applicable, [section 5.3.3](#) located in Part 5.

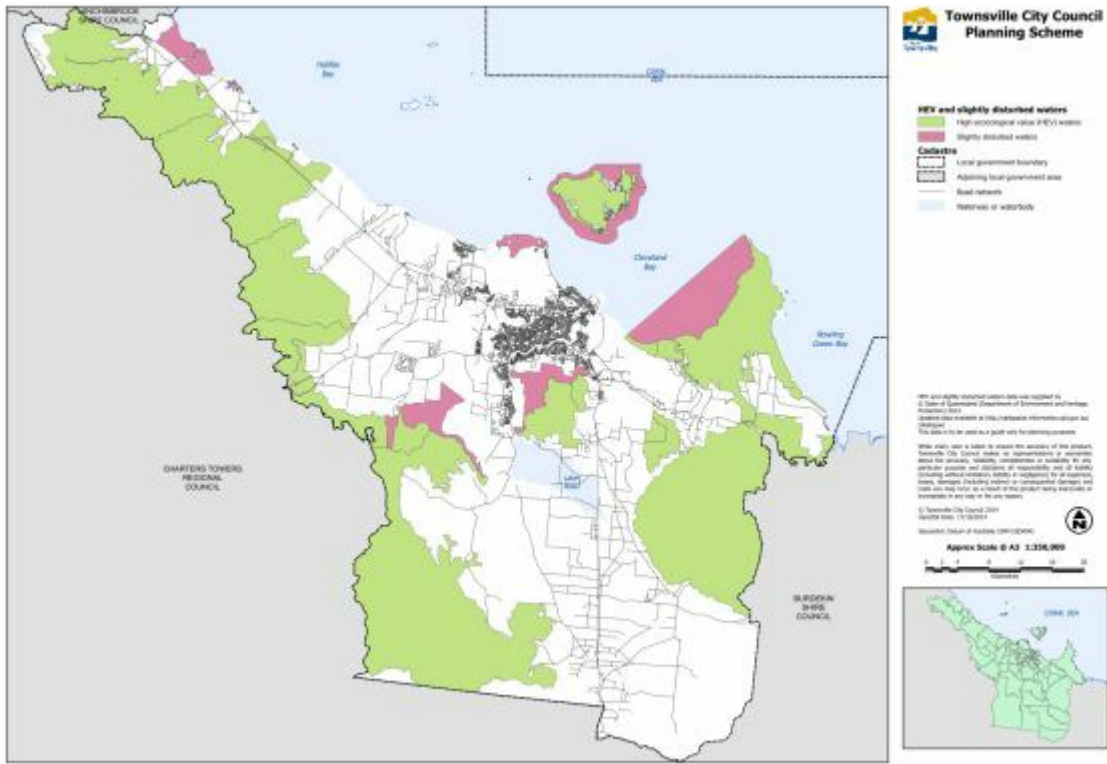
9.3.2.2 Purpose

- (1) The purpose of the code is to ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental values specified in the [Environmental Protection \(Water\) Policy 2009](#).
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) environmental values of receiving water are protected from adverse development impacts arising from altered stormwater quality and altered stormwater flow;
 - (b) environmental values of receiving water are protected from waste water impacts;
 - (c) environmental values of receiving water are protected from development impacts arising from the creation or expansion of non-tidal artificial waterways such as urban lakes;
 - (d) potential adverse impacts on the natural and built environment, including infrastructure and human health as a result of acid sulfate soils are avoided;
 - (e) public health and safety are protected and damage or nuisance caused by stormwater is avoided;
 - (f) stormwater is designed to maintain or recreate natural hydrological processes and minimise run-off;
 - (g) whole of lifecycle costs of infrastructure are minimised; and
 - (h) well-designed developments are responsive to receiving water quality.

9.3.2.3 Assessment benchmarks

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Stormwater management - protecting water quality	
<p>PO1 Development contributes to the protection of environmental values and water quality objectives of receiving waters to the extent practicable.</p> <p>Editor's note - The environmental values and water quality objectives are established under the Environmental Protection (Water and Wetland Biodiversity) Policy (2019). Catchment-specific Environmental Values (EVs) and Water Quality Objectives (WQOs) have been prepared for some catchments (including the Ross River and Black River catchments). The Queensland Water Quality Guidelines 2009 provides EVs and WQOs for waters where no catchment-specific values have been established.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.3.8 Stormwater management plans for development, SC6.4.3.9 Water sensitive urban design guidelines; and SC6.4.6.1 Water sensitive urban design construction and establishment requirements.</p>
<p>PO2 High environmental value waters and slightly disturbed waters (shown on Figure 9.1 — High environmental value waters and slightly disturbed waters) are protected from the impacts of development within their catchments. Existing water quality, habitat and biota values, flow regimes and riparian areas are maintained or enhanced.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Refer to the <i>Queensland Water Quality Guidelines (QWQG)</i> for details on how to establish a minimum water quality data set for these areas.</p>



[Click here](#) to view PDF high resolution map.

Figure 9.1 - High environmental value waters and slightly disturbed waters

Table 9.3.2.3—Assessable development (Part)

<p>PO3 The entry of contaminants into, and transport of contaminants in, stormwater is avoided or minimised.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.3.8 Stormwater management plans for development, SC6.4.3.9 Water sensitive urban design guidelines; and SC6.4.6.1 Water sensitive urban design construction and establishment guidelines.</p>
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PO4

Within the areas identified as potential acid sulfate soils on Figure 9.2 — Acid sulfate soils, the generation or release of acid and metal contaminants into the environment from acid sulfate soils is avoided by:

- (a) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, excluding tidal water or filling land; or
- (b) where disturbance of acid sulfate soils cannot be avoided, development:
 - (i) neutralises existing acidity and prevents the generation of acid and metal contaminants; and
 - (ii) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment.

AO4.1

Development does not:

- (a) involve excavating or removing 100m³ or more of soil and sediment at or below 5m AHD; or
- (b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or
- (c) involve filling with 500m³ or more with an average depth of 0.5m or greater that results in:
 - (i) actual acid sulfate soils being moved below the water table; or
 - (ii) previously saturated acid sulfate soils being aerated.

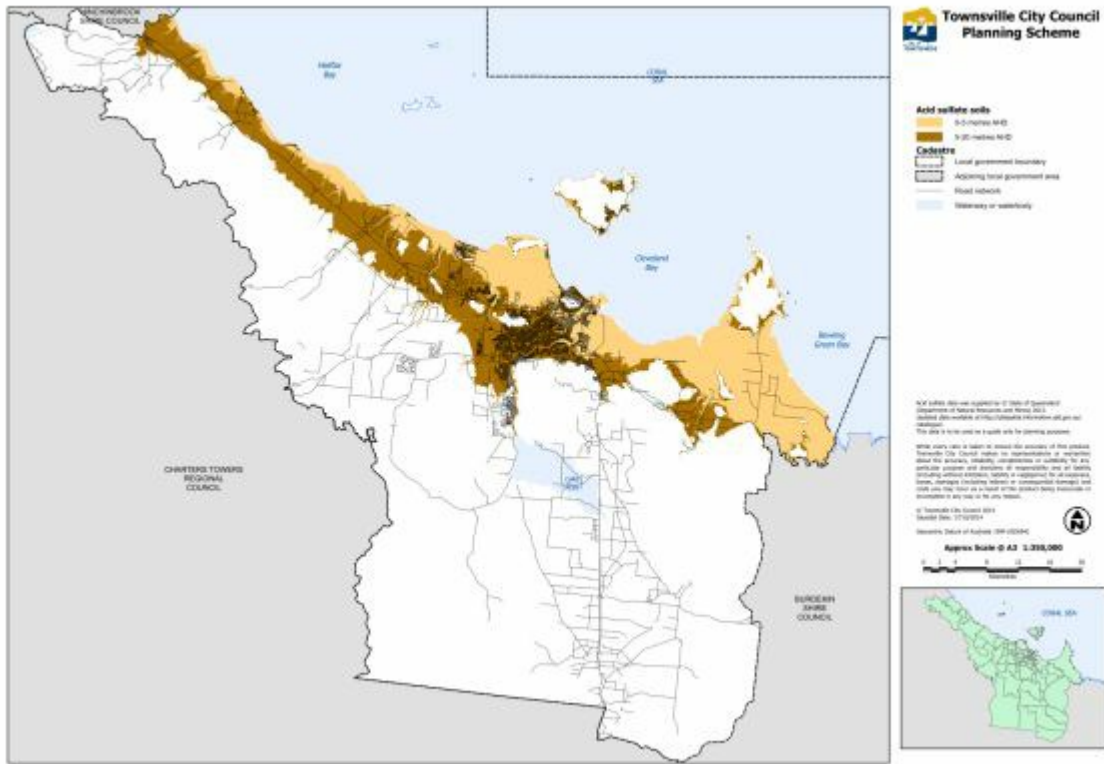
OR

AO4.2

Development manages waters so that:

- (a) all disturbed acid sulfate soils are adequately treated and/or managed so that they can no longer release acid or heavy metals;
- (b) the pH of all site any water including discharges and seepage to groundwater, is maintained between 6.5 and 8.5 (or an agreed pH in line with natural background);
- (c) waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals;
- (d) there are no visible iron stains, flocs or sums in discharge water;
- (e) all reasonable preparations and actions are undertaken to ensure that aquatic health is safeguarded; and
- (f) infrastructure such as buried services, pipes, culverts and bridges are protected from acid attack.

Editor's note—Where works are proposed within the areas identified as potential acid sulfate soils on Figure 9.2 - Acid sulfate soils, the applicant is required to undertake an on-site acid sulfate investigation. The reason for undertaking an acid sulfate soils investigation is to determine the presence of acid sulfate soil in order to avoid disturbance. Where acid sulfate soils cannot reasonably be avoided, investigation results assist in the planning of treatment and remedial activities and must be undertaken in accordance with the *Queensland Acid Sulfate Soil Technical Manual* and relevant State Planning Policy. Applicants should also refer to the *Guidelines for Sampling Analysis of Lowland Acid Sulfate Soils in Queensland*, Acid Sulfate Soils Laboratory Methods Guidelines or Australian Standard 4969. It is highly recommended that the applicant develop a practical Acid Sulfate Soil Management Plan for use in monitoring and treating acid sulfate soils.



[Click here](#) to view PDF high resolution map.

Figure 9.2 - Acid sulfate soils

Table 9.3.2.3—Assessable development (Part)

<p>PO5 Construction activities for the development avoid or minimise adverse impacts on stormwater quality or hydrological processes.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.3.8 Stormwater management plans for development, SC6.4.5 Construction management; and SC6.4.6.1 - Water sensitive urban design construction and establishment requirements.</p>
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Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Hydrological processes	
<p>PO6 The stormwater management system:</p> <p>(a) retains natural waterway corridors and drainage paths; and</p> <p>(b) maximises the use of natural channel design in constructed components.</p>	<p>AO6.1 All existing waterways and overland flow paths are retained.</p> <p>AO6.2 The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.3.9 Water sensitive urban design guidelines.</p>
<p>PO7 The development is designed to minimise run-off and peak flows by:</p> <p>(a) minimising large areas of impervious material; and</p> <p>(b) maximising opportunities for capture and reuse.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.3.8 Stormwater management plans for development, SC6.4.3.9 Water sensitive urban design guidelines; and SC6.4.6.1 Water sensitive urban design construction and establishment requirements.</p>

<p>PO8 Stormwater management is designed to:</p> <p>(a) protect in-stream ecosystems from the significant effects of increased run-off frequency by capturing the initial portion of run-off from impervious areas; and</p> <p>(b) create conditions such that the frequency of hydraulic disturbance to in-stream ecosystems in developed catchments is similar to pre-development conditions.</p> <p>Editor's note—Frequent flow management is distinct from flood management purposes, which is concerned with the management of less frequent, more extreme stormwater flows. The latter is an important part of integrated stormwater management and should in no way be compromised in pursuit of the management of more frequent flows for waterway health enhancement.</p>	<p>AO8 The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.8 Stormwater management plans for development.</p>
<p>PO9 Stormwater management is designed to prevent exacerbated in-stream erosion downstream of a development site by controlling the magnitude and duration of sediment-transporting, erosion-causing flows.</p>	<p>AO9 The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.3.9 Water sensitive urban design guidelines and SC6.4.3.8 Stormwater management plans for development.</p>

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Stormwater drainage generally	
<p>PO10 The proposed stormwater management system or site works does not adversely affect flooding or drainage characteristics of properties that are upstream, downstream or adjacent to the development site.</p>	<p>AO10.1 The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.</p> <p>AO10.2 The stormwater management system is designed and constructed in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.4.4 Stormwater drainage design, SC6.4.3.9 Water sensitive urban design guidelines; and SC6.4.6.4 Stormwater drainage.</p>
<p>PO11 Development does not cause ponding, or changes in flows and velocities such that the safety, use and enjoyment of nearby properties are adversely affected.</p>	<p>AO11 The stormwater management system is designed and constructed in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.4.4 Stormwater drainage design; SC6.4.3.9 Water sensitive urban design guidelines; and SC6.4.6.4 Stormwater drainage.</p>
<p>PO12 The drainage network has sufficient capacity to safely convey stormwater run-off from the site.</p>	<p>AO12 Development is undertaken in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.4.4 Stormwater drainage design; SC6.4.6.5 Drainage structures and SC6.4.6.4 Stormwater drainage.</p>

<p>PO13</p> <p>The stormwater management system:</p> <p>(a) provides for safe access and maintenance; and</p> <p>(b) where relevant, provides for safe recreational use of stormwater management features.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.3.8 Stormwater management plans for development and SC6.4.4.4 Stormwater drainage design, SC6.4.3.9 Water sensitive urban design guidelines; SC6.4.3.6 Landscape policy; SC6.4.6.1 Water sensitive urban design construction and establishment requirements; and SC6.4.6.4 Stormwater drainage</p>
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Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Point source waste water management (other than contaminated stormwater and sewage)	
<p>PO14</p> <p>Waste water is managed in accordance with a waste management hierarchy that:</p> <p>(a) avoids waste water discharge to waterways; or</p> <p>(b) if waste water discharge to waterways cannot practicably be avoided, minimises waste water discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</p> <p>Editor's note—To meet this outcome, a waste water management plan (WWMP) should be prepared by a suitably qualified person. The WWMP is to account for the waste water type, climatic conditions, Water Quality Objective (WQOs) and best practice environmental management.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO15</p> <p>Any treatment and disposal of waste water to a waterway:</p> <p>(a) protects the applicable water quality objectives for the receiving waters; and</p> <p>(b) avoids adverse impact on ecosystem health of receiving waters.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO16</p> <p>Development avoids or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO17</p> <p>Waste water discharge to waterways is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of coastal algal blooms.</p> <p>Editor's note—Compliance with this outcome can be demonstrated by following the management advice in the Implementing Policies and Plans for Managing Nutrients of Concern for Coastal Algal Blooms in Queensland and associated technical guideline.</p>	<p>No acceptable outcome is nominated.</p>

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Constructed lakes and artificial waterways	
<p>PO18 Where established, a constructed lake or artificial waterway is designed to maintain a reasonable standard of water quality, having regard to factors affecting lake health, including:</p> <ul style="list-style-type: none"> (a) nutrients and eutrophication; (b) gross pollutants, including organic material; (c) light and turbidity; (d) organic carbon loads; (e) lake stormwater detention time; (f) salinity; (g) temperature; (h) water depth and seasonal variations; (i) water column mixing temperature; and (j) pesticides and other chemicals. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>
<p>PO19 Stormwater run-off entering and leaving a constructed lake or artificial waterway maintains receiving water quality.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>
<p>PO20 The location, design and operation of a constructed lake or artificial waterway:</p> <ul style="list-style-type: none"> (a) protects environmental values in downstream and upstream waterways; (b) protects any groundwater recharge areas; (c) incorporates low lying areas of a catchment connected to an existing waterway; (d) does not disrupt natural wetlands and any associated buffer areas; (e) avoids disturbing soils or sediments; and (f) avoids altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas. <p>Editor's Note—Monitoring and maintenance programs will be required to adaptively manage water quality and to achieve relevant water quality objectives.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>

<p>PO21 The constructed lake or artificial waterway is located in a way that is compatible with existing tidal waterways.</p>	<p>For constructed lakes — No acceptable solution is nominated.</p> <p>AO21 For an artificial waterway:</p> <p>Where an artificial waterway is located adjacent to, or connected to, a tidal waterway by means of a weir, lock, pumping system or similar:</p> <p>(a) there is sufficient flushing or tidal flushing with water level variation >0.3m;</p> <p>(b) any tidal flow alteration does not adversely impact on the tidal waterway; and</p> <p>(c) there is no introduction of salt water into freshwater environments.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>
<p>PO22 The construction phase for the constructed lake or artificial waterway is compatible with protecting aquatic environmental values in existing natural waterways and wetlands.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>
<p>PO23 A constructed lake or artificial waterway is designed to avoid terrestrial and aquatic weeds, vectors and concentrations of populations.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>
<p>PO24 The lake design provides for suitable machinery access to enable maintenance of the lake, including the removal of terrestrial and aquatic weeds.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>
<p>PO25 A constructed lake or artificial waterway has no adverse impact on flood capacity, including the capacity of upstream catchments and floodplain areas.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>
<p>PO26 A constructed lake or artificial waterway is designed to minimise hazards to ensure public safety is maintained.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>
<p>PO27 A constructed lake or artificial waterway is designed to provide a high level of amenity for surrounding residents.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>
<p>PO28 Opportunities for incorporation of accessible passive and active recreation facilities into the design of the constructed lake or artificial waterway are facilitated.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Efficiency and whole of life cycle cost	
<p>PO29 Life cycle costs are minimised, taking into account acquisition, construction, establishment, operation, monitoring, maintenance, replacement and disposal costs.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.</p>
<p>PO30 The design of the development allows for sufficient site area to accommodate an effective stormwater management system.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.</p>
<p>PO31 The proposal provides for the orderly development of stormwater infrastructure within a catchment, having regard to:</p> <ul style="list-style-type: none"> (a) existing capacity of stormwater infrastructure and ultimate catchment conditions; (b) discharge for existing and future upstream development; and (c) protecting the integrity of adjacent and downstream development. 	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.</p>
<p>PO32 Proposed stormwater infrastructure remains fit for purpose for the life of the development.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.</p>
<p>PO33 Proposed stormwater infrastructure can be easily accessed and can be maintained in a safe and cost effective way.</p>	<p>AO33 The stormwater management system is designed in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.3.9 Water sensitive urban design guidelines and SC6.4.4.4 Stormwater drainage design.</p>

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Water management in reconfiguring a lot	
<p>PO34 Reconfiguration of lots includes water management measures in the design of any road reserve, streetscape or drainage networks to:</p> <ul style="list-style-type: none"> (a) minimise impacts on the water cycle; (b) protect waterway health by improving stormwater quality and reducing site run-off; and (c) avoid large areas of impervious surfaces. 	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.</p>

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Ship-sourced pollutants	
<p>PO35 Common user facilities for the handling and disposal of ship-sourced pollutants including oil, garbage and sewage are provided at a suitable location in any development involving a marina or berthing facilities.</p> <p>Editor's note—Refer to: <i>Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.</i></p>	No acceptable outcome is nominated.
<p>PO36 Marinas or berthing facilities are designed and operated to ensure the risk of spillage from operations is minimised.</p>	No acceptable outcome is nominated.
<p>PO37 Equipment to contain and remove spillages is stored in a convenient position near marina or berthing facilities and is available for immediate use.</p>	No acceptable outcome is nominated.
<p>PO38 Where practical, the marina pollutant reception facility is connected to a sewerage or other waste reception infrastructure.</p> <p>Editor's note—Reception facilities require compliance assessment under the <i>Plumbing and Drainage Act 2002</i>. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.</p>	No acceptable outcome is nominated.

9.3.3 Landscape code

9.3.3.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

9.3.3.2 Purpose

- (1) The purpose of the Landscape code is to ensure landscaping in both the private and public domains is designed and constructed to a high standard, provides a strong contribution to the city image, is responsive to the local character, site and climatic conditions and remains fit for purpose over the long-term.
- (2) The purpose of the code will be achieved by the following overall outcomes:
 - (a) a high quality streetscape and on-site landscape enhances the character of the city;
 - (b) landscape design is used to integrate the natural and built form elements of the site and the locality;
 - (c) landscape elements create a legible and attractive street frontage, and enhance the continuity of the streetscape;
 - (d) screening is used to soften built form, mitigate adverse aesthetic impacts and provide privacy and character;
 - (e) plant species and landscaping materials are suited to the Dry Tropics' cyclone prone climate;
 - (f) plant species, landscape materials and surface treatments are suited to their intended function and user requirements;
 - (g) plant species, landscaping materials and surface treatments are designed to remain attractive, fit for purpose and be cost effective to maintain over the long-term;
 - (h) landscape design facilitates an accessible, safe and comfortable environment for all users; and
 - (i) significant on-site vegetation is retained, protected and integrated into the site design wherever practicable.

9.3.3.3 Assessment benchmarks

Table 9.3.3.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Landscape design and character	
<p>PO1 The overall landscape design of both public and private spaces:</p> <ol style="list-style-type: none"> (a) creates a sense of place that is consistent with the intended character of the streetscape, city or locality; and (b) is functional and designed to be visually appealing in the long-term as well as when first constructed. 	<p>AO1 When the development is in an identified locality in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy, landscape design is in accordance with the requirements for that area.</p> <p>Otherwise, no acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p>

<p>PO2 Tree and plant selection ensures:</p> <ul style="list-style-type: none"> (a) climatically appropriate landscaping; (b) creation of a diverse palette: in form, texture and seasonal colour; (c) longevity of plants and the form and function of landscaped areas; and (d) cost effective and convenient maintenance over the long-term. 	<p>AO2.1 Species are selected from those listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p> <p>AO2.2 Plant species do not include undesirable species as listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p>
<p>PO3 Where appropriate, provision is made for on-street planting that:</p> <ul style="list-style-type: none"> (a) complements the local streetscape; (b) ensures visibility is maintained from entrances and exits to properties and at intersections; (c) establishes healthy vegetation of suitable species; (d) minimises the potential for vegetation to cause damage to persons, property or infrastructure; and (e) does not limit or hinder pedestrian or vehicular flow and movement. 	<p>AO3 Street planting is provided that is consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy. Editor's note—Applicants may also have reference to the Development manual planning scheme policy no. SC6.4 - SC6.4.4.1 Geometric road design.</p>
<p>PO4 Streetscape treatments and paving form a functional and attractive component of the overall landscape scheme.</p>	<p>AO4.1 All general streetscape elements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p> <p>AO4.2 Streetscape pavements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p> <p>AO4.3 Streetscape furniture is provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p>
<p>PO5 Landscaping within on-site open space areas is well-designed, having regard to its purpose and the provision of shading, climatic response, and the proportion of soft and hard elements.</p>	<p>AO5.1 Selected tree species within communal recreation areas are to provide at least 30% shade coverage within 5 — 10 years of planting.</p> <p>AO5.2 A minimum of 50% of landscaped areas are to be covered in soft landscaping (turf areas and planting beds), with at least 25% of that area being planting.</p>
<p>PO6 Landscaping and embellishments in local recreational parks is fit for purpose and well-designed, having regard to shading, climatic response, and the proportion of soft and hard elements. Landscaping softens edges and creates an attractive interface with adjoining land.</p>	<p>AO6 Landscaping and embellishments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy. Editor's note—Applicants should also have regard to requirements for local recreational parks in the Reconfiguring of a lot code.</p>

<p>PO7 The use of hard surface treatments within private and public spaces do not detract from a high standard of amenity, and large unbroken areas of hardstand material is avoided.</p>	<p>AO7 Surface treatments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p>
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Table 9.3.3.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Edge treatments	
<p>PO8 Where provided, landscape design along site frontages is used to mitigate adverse aesthetic elements, provide privacy and reduce illumination impacts, while maintaining a safe environment for users.</p>	<p>AO8 Landscape areas along the frontage of a site consists of:</p> <ul style="list-style-type: none"> (a) shade or rounded canopy trees that will provide a minimum of 50% shade to the frontage of the site within 5 years of planting; (b) shrubs that provide screening to blank walls and privacy as required; and (c) low shrubs and ground covers that reach a maximum height of 750mm at maturity.
<p>PO9 Where appropriate, acoustic barriers and long fences along road frontages and within the development are screened or softened by landscaping or architectural embellishment to improve visual amenity of the development.</p>	<p>No acceptable outcome is nominated. Editor's note—Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p>
<p>PO10 Where provided, landscaping along a side or rear boundary assists in maintaining privacy, screening unsightly or service elements and enhancing the appearance of the development from nearby premises.</p>	<p>AO10.1 Screen planting is provided along the side or rear boundary of a site, which consists of:</p> <ul style="list-style-type: none"> (a) either trees with a maximum spacing of 3m (measured from centres) and capable of providing a dense screen within 3 years of planting or screening shrubs capable of growing to a height of 3m within 2 years of planting; and (b) low shrubs and ground covers, where appropriate, to allow for complete covering of planting area. <p>AO10.2 A minimum of 25% of all trees are to grow above the height of the eaves of the equivalent second storey of the building.</p>
<p>PO11 Landscape areas along or near retaining walls, long unbroken walls, service areas and parking areas consist of an appropriate combination and species of trees, shrubs and groundcovers to minimise the visual impact of these elements.</p>	<p>No acceptable outcome is nominated. Editor's note—Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p>
<p>PO12 Screening trees, shrubs, low shrubs, ground covers and vertical accent plants are appropriate for the space available, orientation and functional requirements of the area.</p>	<p>No acceptable outcome is nominated. Editor's note—Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p>

Table 9.3.3.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Maintenance, drainage, utilities, services and construction	
<p>PO13 Plant selection and location protects the integrity and function of overhead and underground services.</p>	<p>AO13 Plant selection and location complies with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p>
<p>PO14 Landscape elements do not adversely affect stormwater quantity or quality by ensuring:</p> <p>(a) the flow of water along overland flow paths is not restricted;</p> <p>(b) opportunities for water infiltration are maximised; and</p> <p>(c) areas of pavement, turf and mulched garden beds are appropriately located and adequately drained.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should also refer to Section 9.3.6 Works code and Section 9.3.2 Healthy waters code and the Development manual planning scheme policy no. SC6.4 to assist in demonstrating the outcome.</p>
<p>PO15 Landscaping works, design and materials used minimise maintenance costs and whole of life cycle costs.</p> <p>Editor's note—Council may request a lifecycle cost analysis and maintenance cost plan for developments that create new public landscape embellishment to determine the appropriateness of landscaping treatment lifecycle costs to the community.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 to assist in demonstrating the outcome, including SC6.4.3.6 Landscape policy and SC6.4.6. Construction standards.</p>
<p>PO16 All turf areas on-site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight for the turf species used.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 including SC6.4.3.6 Landscape policy to assist in demonstrating the outcome.</p>
<p>PO17 Drainage of podium planters allows for flush out in future and are adequately drained.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO18 Irrigation is installed within private and public spaces to ensure the long-term viability and integrity of landscaped areas. Where provided, irrigation is designed to facilitate the efficient supply of water in accordance with micro-climatic conditions.</p>	<p>AO18 Irrigation is provided accordance with the Development manual planning scheme policy no. SC6.4 including - SC6.4.3.6 Landscape policy.</p> <p>Editor's note—Irrigation systems should be minimized where practical, such as in natural areas or areas where landscaping is likely to endure due to landform and microclimate, for example.</p>
<p>PO19 Limited on-site maintenance is achieved for private and public landscaping, by selecting plant species having regard to long life expectancy and minimal leaf litter drop, pruning, watering and fertilising requirements.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4.3.6 Landscape policy to assist in demonstrating the outcome.</p>
<p>PO20 Container sizes and planting stock maturity is consistent with the intended role of the landscaping.</p>	<p>AO20 Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p>
<p>PO21 Planting stocks are of a quality to ensure vigorous growth.</p>	<p>AO21 Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy and SC6.4.6.26 Landscaping.</p>

<p>PO22 Plants are protected and maintained to facilitate in-situ growth, vigour and quality form.</p>	<p>AO22 Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy and SC6.4.6.26 Landscaping.</p>
<p>PO23 Site preparation works ensure a stable and enhanced landscape form.</p>	<p>AO23 Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy and SC6.4.6.26 Landscaping.</p>

Table 9.3.3.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Sustainability	
<p>PO24 Wherever possible, landscape design facilitates the retention of significant existing vegetation, both within and external to the site.</p>	<p>AO24.1 Site design integrates and incorporates retained and significant trees and vegetation within and external to the site.</p>
	<p>AO24.2 Removed or damaged significant vegetation is replaced with mature vegetation of a comparable quantity and species.</p>
<p>PO25 Appropriate site planning and construction management is undertaken to ensure the longevity and health of retained and significant trees and vegetation.</p>	<p>AO25.1 Retained trees are protected by a tree protection zone (TPZ) and fenced along the canopy/drip line to comply with AS4970- 2009 Protection of Trees on Development Sites.</p>
	<p>AO25.2 Any required pruning or trimming work is undertaken in accordance with AS4373 — Pruning of Amenity Trees and is carried out by a qualified arborist.</p>
	<p>AO25.3 Retained and significant vegetation damaged during development or construction is treated to repair any damage to the extent practicable by a qualified arborist.</p>
	<p>AO25.4 Protective measures and practices are employed for work adjacent to trees in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.5 Construction management.</p>
<p>PO26 Landscape design optimises water and energy efficiency and responds appropriately to local conditions, by:</p> <ul style="list-style-type: none"> (a) maximising the exposure to the prevailing summer breezes and the north-east winter morning sun; (b) minimising exposure to the prevailing winter winds and western summer sun; and (c) optimising shade to create useable and comfortable areas; (d) hydro-zoning planting. 	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p>

<p>PO27 Planting bed profiles and edging encourage plant viability, reduce erosion, control weed invasion, provide adequate water infiltration and ease of maintenance to support long-term plant viability and vigorous growth.</p>	<p>AO27 Planting beds are designed in accordance with the Development manual planning scheme policy no. 6.4 - SC6.4.3.6 Landscape policy.</p>
<p>PO28 Landscape buffering and species selection is consistent and compatible with any ecological values on or adjoining the site.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p>
<p>PO29 Landscaping elements are provided within parking areas, along driveways and internal roadways to provide adequate shading, and safe and legible parking areas.</p>	<p>AO29 Landscaping is provided in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p>

Table 9.3.3.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Safety	
<p>PO30 Landscape design enhances community safety and reduces the potential for crime and antisocial behaviour. Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>AO30.1 Access to a site, parking area, buildings or public open space is well lit, free from obstructions and clearly defined by landscape treatments.</p>
	<p>AO30.2 Trees with a minimum 1.8m of clear trunk (at maturity) are located along pathways, at building entries, within parking areas, on street corners, adjacent to street lighting and along driveways. Garden beds within the aforementioned areas consist of low shrubs and groundcovers that do not exceed 750mm in height.</p>
	<p>AO30.3 Any solid wall or semi permeable fence is protected from graffiti through means of vertical landscaping or vandal resistant paint or artwork.</p>
<p>PO31 Where appropriate and practicable, all elements of the landscape design are safe and provide accessibility for all abilities.</p>	<p>AO31.1 Paving material, tactile indicators and construction complies with AS1428 - Design for Access and Mobility.</p>
	<p>AO31.2 Pavement material or treatment clearly delineates between pedestrian and vehicular movement systems through contrasting materials, colours or level changes.</p>
	<p>AO31.3 Hard landscaping materials are not highly reflective, or likely to create glare, slipperiness or other hazardous conditions.</p>

9.3.4 Reconfiguring a lot code

9.3.4.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment for reconfiguring a lot.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

9.3.4.2 Purpose

- (1) The purpose of the reconfiguring a lot code is to:
 - (a) facilitate the creation of attractive, accessible and functional neighbourhoods and districts, and a well-integrated, compact and sustainable city form; and
 - (b) protect the productive capacity, landscape character and ecological and physical functions of Townsville's diverse natural resources.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) lot reconfiguration creates safe, convenient, functionally efficient and attractive neighbourhoods and districts that are consistent with the intended character of the area;
 - (b) lot reconfiguration creates walkable residential neighbourhoods and centres, and accessible community facilities and employment opportunities;
 - (c) lot reconfiguration is responsive to the local environment, including topography, natural drainage systems, vegetation and habitat, cultural heritage features, streetscape character, landmarks, views and vistas;
 - (d) lot reconfiguration near infrastructure corridors and other major facilities ensures that sensitive land uses are protected from activities generating amenity impacts;

Editor's note—Applicants will also need to have regard to the relevant overlays dealing with natural hazards, including bushfire, landslide, storm surge, coastal erosion and flooding.

- (e) lot reconfiguration assists in protecting areas containing important ecological values or providing important environmental services;
- (f) lot reconfiguration does not facilitate fragmentation or alienation of land that would prejudice the productive use of rural land resources;
- (g) lot reconfiguration facilitates compatible relationships between different land uses and with the natural environment;
- (h) lot design and lot sizes are suited to the intended use of the land having regard to the ability to accommodate buildings, vehicle access, parking, on-site services and open space;
- (i) lot orientation facilitates the conservation of non-renewable energy sources and the siting of buildings that is appropriate for the local climatic conditions;
- (j) infrastructure is supplied to all lots in a safe, efficient, coordinated and sequenced manner, which minimises whole of life cycle costs and is sensitive to the environment in which they are provided;
- (k) the street system provides for high levels of permeability and safety for all users and in particular, facilitates high levels of accessibility by public transport, walking and cycling; and
- (l) public open space is attractive and accessible and equitably meets user requirements for recreational, social and cultural activities.

9.3.4.3 Assessment benchmarks

Table 9.3.4.3(a)-Assessable development (Part)

Editor's note—In order to demonstrate compliance with this code, council may request the preparation of a structure plan for the locality, which may include land external to the site. This is likely where the proposed development involves more than 5 lots or the construction of a new road. The structure plan should be prepared in accordance with the guidance provided in the [Emerging community planning scheme policy no. SC6.6](#). Such a plan may form the basis of a preliminary approval for development in an area.

Editor's note—Applicants should also have regard to Crime Prevention through Environmental Design Guidelines for Queensland when addressing relevant sections of the code.

Performance outcomes	Acceptable outcomes
General design elements	
<p>PO1 The layout of roads, streets, lots and infrastructure avoids or minimises impacts on environmental features of the locality by:</p> <ul style="list-style-type: none"> (a) following the natural topography and minimising earthworks; (b) avoiding crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors; (c) maintaining natural drainage features and hydrological regimes; and (d) maintaining important ecological corridors and habitat areas. 	No acceptable outcome is nominated.
<p>PO2 The development is well integrated with the surrounding locality, having regard to:</p> <ul style="list-style-type: none"> (a) the layout of, and connections to, surrounding roads, streets, pedestrian and cycle networks and other infrastructure networks; (b) open space networks, habitat areas or corridors; (c) connections to centres and employment areas; (d) opportunities for shared use of public facilities; (e) surrounding landscaping and streetscape treatments; and (f) the interface between incompatible land uses. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The Development manual planning scheme policy no. SC6.4 provides applicants with guidance and additional information.</p>
<p>PO3 The design of urban street blocks encourages walking.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants may refer to Figure 16-3 in Complete Streets: Guidelines for urban street design to assist in compliance with this performance outcome.</p> <p>Editor's note—The Development manual planning scheme policy no. SC6.4 provides applicants with guidance and additional information.</p>
<p>PO4 Street blocks and lot types are generally in a grid pattern and arranged to provide:</p> <ul style="list-style-type: none"> (a) an efficient development pattern that supports walking, cycling and public transport use; (b) regular shaped lots; and (c) development that is consistent with the intent of the zone. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The Development manual planning scheme policy no. SC6.4 provides applicants with guidance and additional information.</p>
<p>PO5 New development optimises views and physical connections to important landscape features to enhance legibility and sense of place.</p>	No acceptable outcome is nominated.

<p>PO6 Reconfiguring a lot does not facilitate development that would be visually obtrusive on ridgelines and prominent landscape features, or does not intensify development where already occurring on such features.</p>	<p>No acceptable outcome is nominated. Editor's note—The Development manual planning scheme policy no. SC6.4 - SC6.4.3.7 Steep land development design guidelines provides applicants with guidance and additional information.</p>
<p>PO7 Development maintains or rehabilitates vegetated buffers to coastal waters where practicable.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO8 Where a reconfiguration involves the creation of a new road or street (other than in the Rural zone), streetscape and landscape treatments are provided that:</p> <ul style="list-style-type: none"> (a) create an attractive and legible environment which establishes character and identity; (b) enhance safety and comfort, and meet user needs; (c) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (d) support safe pedestrian and cycling movement; (e) maximise infiltration of stormwater runoff wherever practicable; and (f) minimise maintenance and whole of lifecycle costs. 	<p>No acceptable outcome is nominated. Editor's note—The Development manual planning scheme policy no. SC6.4 provides applicants with guidance and additional information.</p>

Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Parks and open space Editor's note—Where acceptable outcomes are set out in this section, it is acknowledged that they may primarily be practicable in greenfield developments. Alternative outcomes are likely to be appropriate in existing developed areas. This may include works and embellishment to existing parks or recreational corridors to meet the development's demand, or as part of an infrastructure partnership agreement. Editor's note—The Development manual planning scheme policy SC6.4 - SC6.4.3.6 Landscape policy provides applicants with guidance and additional information regarding parks and open space.</p>	
<p>PO9 Reconfiguration facilitates the provision of a hierarchy of open space at local, district and regional levels that:</p> <ul style="list-style-type: none"> (a) contributes to the legibility and character of the neighbourhood; (b) is linked to existing parkland or open space networks wherever possible; (c) meets the community's needs and is designed to maximise use by the community it serves; and (d) offer a broad range of informal and formal experiences to the community. 	<p>No acceptable outcome is nominated. Editor's note—The Local government infrastructure plan identifies desired standards of service for trunk open space infrastructure. Trunk infrastructure does not include local recreational parks.</p>

<p>PO10 Within residential areas, local recreation parks are created which provide informal recreational opportunities to supplement private open space of the neighbourhood.</p>	<p>AO10.1 Local recreational parks are provided at a rate of 1ha per 1,000 people.</p> <p>AO10.2 Local recreational parks are provided at a maximum distance of 400m from the residents they serve.</p>
<p>PO11 Local recreational parks are of a sufficient size, shape and topography to accommodate a usable activity area, accommodating recreational facilities that meet local needs for a range of age cohorts, such as play equipment, kick-about areas, picnic areas, seating and the like.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy to assist in complying with this outcome.</p>	<p>AO11.1 Local recreational parks have a minimum usable activity area of 0.5ha.</p> <p>AO11.2 Parks are square to rectangular with the ratio of dimensions no greater than 2:1.</p> <p>AO11.3 At least 80% of the park has a grade of no more than 1:10.</p>
<p>PO12 Local recreational parks are located and designed to maximise accessibility and to ensure a majority of the park has good casual surveillance established through overlooking from adjacent land uses.</p>	<p>AO12 At least 50% of the perimeter of the park has a direct road frontage.</p>
<p>PO13 Local recreational parks are provided with a reasonable level of flood immunity such that community space remains available during most flood events.</p>	<p>AO13 At least 10% of the park area is above the 2% AEP and embellishments, including play equipment, shelters and shared pathways are constructed above the 2% AEP flood level.</p>
<p>PO14 Parkland is safe and secure, with a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing, public lighting and landscaping.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy to assist in complying with this outcome.</p>
<p>PO15 Design and embellishments of local recreational parks:</p> <ul style="list-style-type: none"> (a) reflect the likely demographic needs of the local community which the park services; (b) complement those in nearby parks, increasing the range of facilities available to the community; and (c) are fit for purpose. 	<p>AO15 The design and embellishments of local recreational parks is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p>
<p>PO16 Local recreational parks are to provide pathway connections to the on-street verge pathway network and pathways are provided to connect to activity areas within the park.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.3.6 Landscape policy to assist in complying with this outcome.</p>

Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes
Climatic response	
<p>PO17 Road, street and lot orientation and lot size facilitate development that conserves non-renewable energy sources and enhances climate responsiveness by:</p> <p>(a) optimising a generally north-south orientation for the long axis of street blocks, or where east-west orientation is unavoidable, proportioning lots to allow for appropriate building orientation; and</p> <p>(b) creating lots that are generally rectangular in shape.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO18 Road, street and lot orientation and lot size are responsive to north east prevailing winds and facilitates air permeability.</p>	<p>AO18.1 Where practicable, parallel side boundaries are staggered.</p> <p>Figure 9.3 — Staggered parallel boundaries illustrates.</p> <p>AO18.2 The layout does not create more than three small lots, solid fencing or other barriers perpendicular to the target winds. OR</p> <p>AO18.3 Where barriers exist perpendicular to target winds, the distance between a down-wind barrier or receptor and the up-wind barrier is not less than 7 times the height of the upwind barrier.</p> <p>Figure 9.4 — Airflow and barriers illustrates.</p> <p>Editor’s note—Research has shown that long horizontal barriers perpendicular to airflow, such as solid fencing or continuous building lines, attenuates airflow for a horizontal distance of seven times the height of the barrier. Where a second barrier occurs airflow continues to 'skim' and does not return to the unimpeded pattern for the same seven-times height distance.</p> <p>AO18.4 Where they are proposed, built to boundary walls are located on the west-southwest boundary of lots, except where these boundaries are on the higher side of a sloping lot.</p>

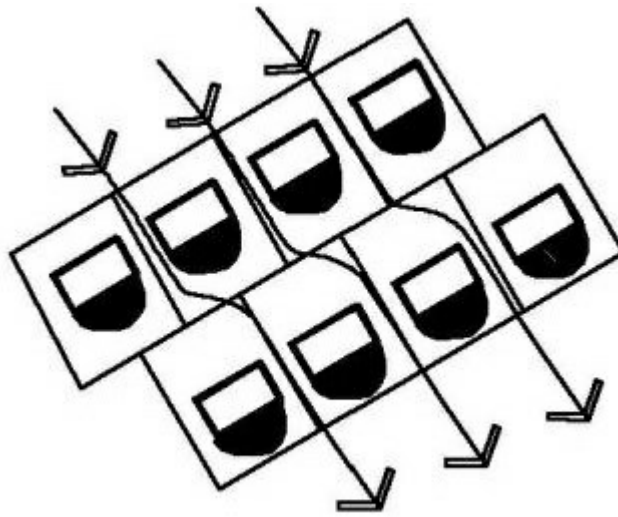


Figure 9.3 - Staggered parallel boundaries

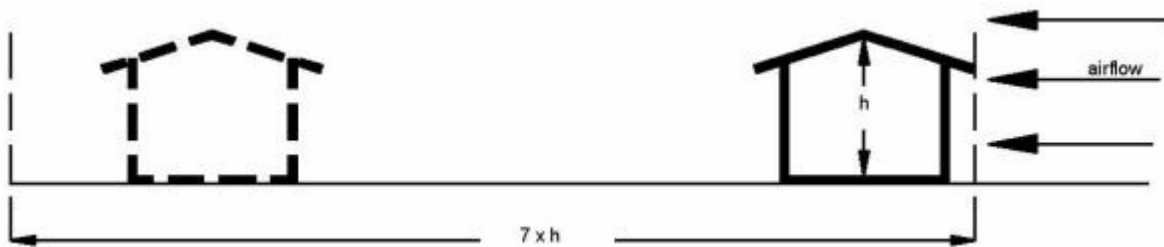


Figure 9.4 - Airflow and barriers

Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes
Development near infrastructure corridors and other major facilities	
<p>PO19 Reconfiguration within 100m of any high pressure gas pipeline does not:</p> <ul style="list-style-type: none"> (a) increase the number of lots; (b) affect the long-term operation of the pipeline; and (c) put at risk the safety and lives of people or the safety of property. 	No acceptable outcome is nominated.
<p>PO20 Lots are designed and oriented to:</p> <ul style="list-style-type: none"> (a) minimise the visual exposure of electricity transmission lines; (b) facilitate a substantive vegetated buffer adjoining electricity transmission line easements; and (c) ensure habitable buildings and recreation areas are well separated from electricity transmission line easements. 	<p>AO20.1 Where on land that includes or adjoins a high voltage electricity easement (above 33kV), lot design and layout incorporates:</p> <ul style="list-style-type: none"> (a) a vegetated buffer within a distance of 20m from the boundary of the electricity transmission line easement; and (b) the orientation of the primary lot frontage away from transmission line easement.
	<p>AO20.2 Lots are designed and oriented to ensure that a habitable building or primary open space areas on each lot can comply with the separation distance set out in Table 9.3.4.3(b).</p>

<p>PO21</p> <p>Reconfiguration ensures an appropriate level of amenity and safety is achieved for residential and other sensitive land uses through appropriate separation and buffering from nearby incompatible uses, including Department of Defence landholdings, major hazard facilities, intensive animal industries, major sport, recreation and entertainment facilities, sewerage, water and waste treatment and disposal facilities and industrial areas.</p> <p>The continued safe and efficient operation of these types of facilities is protected.</p> <p>Editor's note—A report by a suitably qualified person may be required to allow an assessment to be made of the potential environmental impacts of or affecting the proposed reconfiguration.</p> <p>Council recommends that applicants seeking approval for lots potentially affected by intensive animal industries refer to the <i>Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland</i>, <i>Queensland Dairy Farming Environmental Code of Practice</i>, <i>Environmental Code of Practice for Queensland Piggeries</i> and <i>Best Practice Technical Guide for the Meat Chicken Industry</i> and that applicants consult with Primary Industries and Fisheries prior to the lodgment of a development application.</p> <p>For other uses council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 2008 or Environmental Protection (Noise) Policy 2008.</p> <p>Editor's note—Applicants may be required to prepare a Noise impact assessment as outlined in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.15 Noise and vibration assessment guidelines</p>	<p>No acceptable outcome is nominated.</p>
<p>PO22</p> <p>Reconfiguration of land potentially affected by the impacts of a transport corridor or other noise generating activities ensures the development is designed to facilitate adequate noise management.</p> <p>Editor's note—Applicants may be required to prepare a Noise impact assessment in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.15 Noise and vibration assessment guidelines.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO23</p> <p>Where they are used, noise attenuation measures are:</p> <ul style="list-style-type: none"> (a) compatible with the local streetscape and do not preclude the creation of active street frontages where desired; (b) durable and easily maintained; and (c) are designed to discourage crime and antisocial behaviour, having regard to: <ul style="list-style-type: none"> (i) opportunities for graffiti; (ii) provision of casual surveillance of public open space and movement networks; and (iii) opportunities for concealments or vandalism. 	<p>No acceptable outcome is nominated.</p>

<p>PO24 Reconfiguration does not result in lots being subject to adverse air quality impacts. Editor's note—A report by a qualified air quality expert may be required to allow an assessment to be made of the air quality or impacts. The Queensland Odour Impact Assessment Guidelines provides a methodology for assessing impact.</p>	No acceptable outcome is nominated.
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Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes
Services	
<p>PO25 Services, including water supply, stormwater drainage management, sewerage infrastructure, reticulated gas, public lighting, waste disposal, electricity and telecommunications, are provided in a manner that:</p> <ul style="list-style-type: none"> (a) is efficient; (b) is adaptable to allow for future infrastructure upgrades; (c) minimises risk of adverse environmental or amenity-related impacts; (d) promotes total water cycle management, the efficient use of water resources and the protection of environmental values and water quality objectives of receiving waters; and (e) minimises whole of life cycle costs for that infrastructure. <p>Editor's note—The environmental values and water quality objectives are established under the <i>Environment Protection Policy (2009)</i>. For Townsville, they are specified in the Ross River Basin Environmental Values and Water Quality Objectives 2012 and Black River Basin Environmental Values and Water Quality Objectives (2012).</p>	<p>No acceptable outcome is nominated. Editor's note—Section 9.3.2 Healthy waters code, Section 9.3.6 Works code and the Development manual planning scheme policy SC6.4, set out standards for the design and construction of services.</p>

Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes
Lot sizes and design	
<p>PO26 Reconfiguration creates lot sizes that:</p> <ul style="list-style-type: none"> (a) are consistent with the intended character of the zone, precinct or sub-precinct in which the land is located; (b) do not compromise the future development potential of land in the Emerging community zone for urban purposes; (c) are sufficient to protect the productive capacity, environmental and landscape values of rural land resources; (d) are sufficient to protect ground and surface water quality in the Rural residential zone; and (e) are sufficient to protect areas with significant ecological values. 	<p>AO26 Minimum lot size is in accordance with Table 9.3.4.3(c).</p>
<p>PO27 Lots have regular shape and dimensions to facilitate the efficient development of the land for its intended purpose, and have sufficient area to provide for:</p> <ul style="list-style-type: none"> (a) buildings and structures appropriate to the zone, precinct or sub-precinct; (b) adequate usable open space and landscaping; (c) ventilation and sunlight; (d) privacy for residents; (e) suitable vehicle access and on-site parking where required; and (f) any required on-site services and infrastructure such as effluent disposal areas. 	<p>AO27 The dimensions of lots are in accordance with Table 9.3.4.3(c).</p>
<p>PO28 Where rear lots are created, they:</p> <ul style="list-style-type: none"> (a) provide for an appropriate level of amenity; (b) incorporate direct access of a sufficient width for the use of the lot; and (c) ensure infrastructure services to the lot can be easily constructed, monitored and maintained. <p>Editor's note— Applicants should also address any performance outcomes of the relevant zone code which may affect whether rear lots are appropriate.</p>	<p>AO28.1 Only one rear lot is provided behind each standard lot.</p> <p>AO28.2 No more than two rear lot access strips directly adjoin each other.</p> <p>AO28.3 No more than two rear lots gain access from the head of a cul-de-sac.</p> <p>AO28.4 Where a rear lot is proposed in a residential zone, a square building envelope with sides of 17m is capable of being contained entirely within the lot.</p>

	<p>AO28.5 An access strip for a rear lot has a minimum width of:</p> <ul style="list-style-type: none"> (a) 8m in a rural or rural residential zone for access lengths up to 50m and greater than 50m, 15m width; or (b) 3.5m in urban residential zones; or (c) 8m in an industry zone; or (d) in any other zone, no acceptable outcome is nominated.
	<p>AO28.6 A passing bay is provided for access strips greater than 30m in length.</p>
<p>PO29 Realignment of boundaries in the Rural zone only occurs where this contributes to:</p> <ul style="list-style-type: none"> (a) a reduction in the number of lots or level of fragmentation in the zone; or (b) potential for improved land management practices; or (c) improved protection and management of significant ecological values. 	<p>No acceptable outcome is nominated.</p>

Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Movement network design Editor's note—The Transport impact, access and parking code and the Development manual planning scheme policy no. SC6.4 sets out other requirements relating to movement network design.</p>	
<p>PO30 The movement network has a legible structure, with roads and streets that conform to their function in the network, having regard to:</p> <ul style="list-style-type: none"> (a) traffic volumes, vehicle speeds and driver behaviour; (b) on street parking; (c) sight distance; (d) provision for public transport routes and stops; (e) provision for pedestrian and cyclist movement, prioritising these where appropriate; (f) provision for waste collection and emergency vehicles; (g) lot access; (h) convenience; (i) public safety; (j) amenity; (k) the incorporation of public utilities and drainage; and (l) landscaping and street furniture. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The outcomes of a Traffic impact assessment report undertaken as per the Development manual planning scheme policy no. SC6.4.3.14 Traffic impact assessment guidelines will assist in informing the movement network design.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4-SC6.4.3.5 Car parking and public transport facilities guidelines, SC6.4.4.7 Bicycle, pedestrian and shared path design, SC6.4.3.22 Waste management guidelines, SC6.4.3.13 Townsville road hierarchy, SC6.4.4.1 Geometric road design, SC6.4.3.6 Landscape policy, SC6.4.3.9 Water sensitive urban design, SC6.4.3.20 Public lighting and utility services and SC6.4.4.4 Stormwater drainage design to assist in complying with this outcome.</p>

<p>PO31 The road and street network provides for convenient and safe movement between local streets and higher order roads.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.13 Townsville road hierarchy, SC6.4.4.1 Geometric road design and SC6.4.3.14 Traffic impact assessment guidelines to assist and comply with this outcome.</p>
<p>PO32 A cul—de—sac is not included in the road and street design unless no other practical options exist.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO33 Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy and SC6.4.3.14 Traffic impact assessment guidelines to assist and comply with this outcome.</p>
<p>PO34 Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy and SC6.4.3.14 Traffic impact assessment guidelines to assist and comply with this outcome.</p>
<p>PO35 Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy and SC6.4.3.14 Traffic impact assessment guidelines to assist and comply with this outcome.</p>
<p>PO36 Rear lanes are designed to:</p> <ul style="list-style-type: none"> (a) provide enough width to enable safe vehicle movement, including service vehicles; (b) connect to other streets at both ends; (c) enable safe access into and out of garages without using doors that open into the lane; (d) not create a more direct through-route alternative for vehicles, cyclists or pedestrians than the adjoining street network; (e) ensure rear yards of properties can be fenced for security; (f) ensure any rear boundary treatment or tree planting does not create concealed recesses, obstructed access or allow uninvited access opportunities into rear yards; and (g) not provide for visitor parking within the lane. 	<p>AO36 Rear lanes are designed and provided in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.16 Rear lane design.</p>
<p>PO37 Reconfigurations, where involving a frontage to an existing or historical rear lane are designed to not diminish the character of the rear lane.</p>	<p>AO37.1 Lots have primary frontage to a street or road, other than rear lane.</p> <p>AO37.2 Development is undertaken in accordance with the Development manual planning scheme policy SC6.4 - SC6.4.3.16 Rear lane design.</p>

Table 9.3.4.3(a)—Assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Road design Editor's note—The Transport impact, access and parking code sets out other requirements relating to road design.</p>	
<p>PO38 The geometric design features of each type of road:</p> <ul style="list-style-type: none"> (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; (d) ensure unhindered access by emergency and waste collection vehicles and buses; (e) ensures safe access to lots; (f) ensure design has regard and includes treatment to address the function, the necessary legibility and place making to support adjoining land uses; and (g) accommodate appropriate bicycle, pedestrian and shared paths. 	<p>AO38 Roads are designed in accordance with the standards identified in Development manual planning scheme policy no. SC6.4 — SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy, SC6.4.3.14 Traffic impact assessment guidelines, SC6.4.3.22 Waste management guidelines, SC6.4.4.7 Bicycle, pedestrian and shared path design and SC6.4.4.8 Standard drawings.</p>

Table 9.3.4.3(a)—Assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Pedestrian and cyclist facilities</p>	
<p>PO39 A network of bicycle, pedestrian and shared paths is provided which encourage pedestrian activities and cycling for transportation and recreational purposes and that links open space networks, employment areas and community facilities, including public transport stops, activity centres and schools, and is designed having regard to:</p> <ul style="list-style-type: none"> (a) topography; (b) cyclist and pedestrian safety; (c) cost effectiveness and maintenance costs; (d) likely user volumes and types; (e) convenience, including end of trip facilities; and (f) accessibility, including public lighting, signage and pavement making. 	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4—SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy, SC6.4.3.14 Traffic impact assessment guidelines and SC6.4.4.7 Bicycle, pedestrian and shared path design to assist in complying with this outcome.</p>

<p>PO40 The alignment of pedestrian paths and cycleways is designed so that they:</p> <p>(a) allow for the retention of trees and other significant features;</p> <p>(b) maximise the visual interest provided by views and landmarks where they exist;</p> <p>(c) do not compromise the operation of or access to other infrastructure services; and</p> <p>(d) minimise potential conflict points with vehicles.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 for additional information to assist in achieving this outcome.</p>
<p>PO41 Where possible, the bicycle, pedestrian and shared path design facilitates uninterrupted movement of users and safe street crossings are provided for pedestrians and cyclists across major roads.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4-SC6.4.3.13 Townsville road hierarchy, SC6.4.4.1 — Geometric road design, SC6.4.4.7 Bicycle, pedestrian and shared path design and SC6.4.4.8 Standard drawings to assist in complying with this outcome.</p>

Table 9.3.4.3(a)—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Public transport	
<p>PO42 The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.</p>	<p>AO42 Except in the Rural zone and the Rural residential zone, at least 90% of proposed lots are within 400m walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop.</p> <p>Editor's note—The outcomes of a Traffic impact assessment report undertaken as per the Development manual planning scheme policy no. SC6.4.3.14 — Traffic impact assessment guidelines will assist in informing the design outcomes and alignment for public transport routes.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4-SC6.4.3.5 — Car parking and public transport facilities guidelines and SC6.4.4.7 — Bicycle, pedestrian and shared path design and SC6.4.4.1 Geometric road design to assist in complying with this outcome.</p>
<p>PO43 Residential densities are optimised within walking distance of existing and potential public transport stations, where this is consistent with the intended character of the zone or precinct in which the land is located.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO44 Public transport stops are located and designed to:</p> <p>(a) ensure adequate sight distances are available to and for passing traffic;</p> <p>(b) be part of the pedestrian network and allow for safe pedestrian crossing;</p> <p>(c) provide shelter or shade, seats, adequate lighting and timetable information;</p> <p>(d) be in keeping with the character of the locality;</p> <p>(e) be able to be overlooked from nearby buildings where in urban areas; and</p> <p>(f) minimise adverse impacts on the amenity of nearby dwellings.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The outcomes of a Traffic impact assessment report undertaken as per the Development manual planning scheme policy no. SC6.4 - SC6.4.3.14 — Traffic impact assessment guidelines will assist in informing the design outcomes and alignment for public transport routes.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.5— Car parking and public transport facilities guidelines and SC6.4.4.7— Bicycle, pedestrian and shared path design and SC6.4.4.8 Standard drawings and SC6.4.4.1 Geometric road design to assist in complying with this outcome.</p>

Table 9.3.4.3(a)—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional requirements for volumetric subdivision	
PO45 The reconfiguration of the space above or below the surface of the land facilitates appropriate development in accordance with the intent of the zone or precinct in which the land is located or is consistent with a lawful approval that has not lapsed.	No acceptable outcome is nominated.

Table 9.3.4.3(b)-Separation distances to electricity transmission line easement for habitable building or primary open space areas

Column 1 Nominal operating voltage of the transmission line	Column 2 Separation distance – measured from the edge of the easement
Up to 132 kV	20m
275 kV and 330 kV	30m
500kV	40m

Table 9.3.4.3(c)-Minimum lot size dimensions

Zone	Minimum Lot Size (Exclusive of any accessway associated with a rear lot)	Average Lot Size	Minimum Frontage (other than for a rear lot)	Minimum Depth
Low density residential	1,000m ² if in the Stables precinct	-	8m	25m
	If in the Marlow Street precinct, no acceptable outcome is nominated.	1,700m ² if in the Marlow Street precinct	-	-
	400m ² otherwise	-	8m	25m
Medium density residential	400m ²	-	8m	25m
Character residential	500m ² if In the Interwar to 1950s asymmetrical gable precinct or the Interwar gables and Queensland bungalows precinct or the Queenslanders precinct	-	8m	40m
	400m ² otherwise	-	8m	25m
High density residential	800m ²	-	15m	25m
Centres zones	450m ²	-	8m	-
Mixed use	450m ²	-	8m	-
Low impact industry	1,000m ²	-	20m	50m
Medium impact industry	2,000m ²	-	30m	50m
High impact industry	5,000m ²	-	40m	50m
Special purpose	5,000m ²	-	40m	50m
Emerging community	If in the Burdell precinct, no acceptable outcome is nominated.	-	-	-
	10ha	-	-	-
Rural	40ha if in the Horticulture precinct	-	300m	-
	If in the Mixed farming precinct: (a) 400ha if on land to which the water resource catchment overlay applies; or (b) 40ha otherwise.	-	300m	-
	400ha if in the Grazing precinct	-	300m	-
	10ha if in the Jensen precinct	-	300m	-
	10ha if in the Cungulla precinct	-	300m	-
Rural residential	4ha if on land to which the water resource catchment overlay applies	-	40m	50m
	4,000m ² otherwise	-	40m	50m
Sport and recreation zone	400m ² if in the Balgal Beach golf course precinct	600m ² if in the Balgal Beach golf course precinct	8m	25m

	Otherwise, no acceptable outcome is nominated	-	-	-
Any other zone	No acceptable outcome is nominated	-	-	-

9.3.5 Transport impact, access and parking code

9.3.5.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

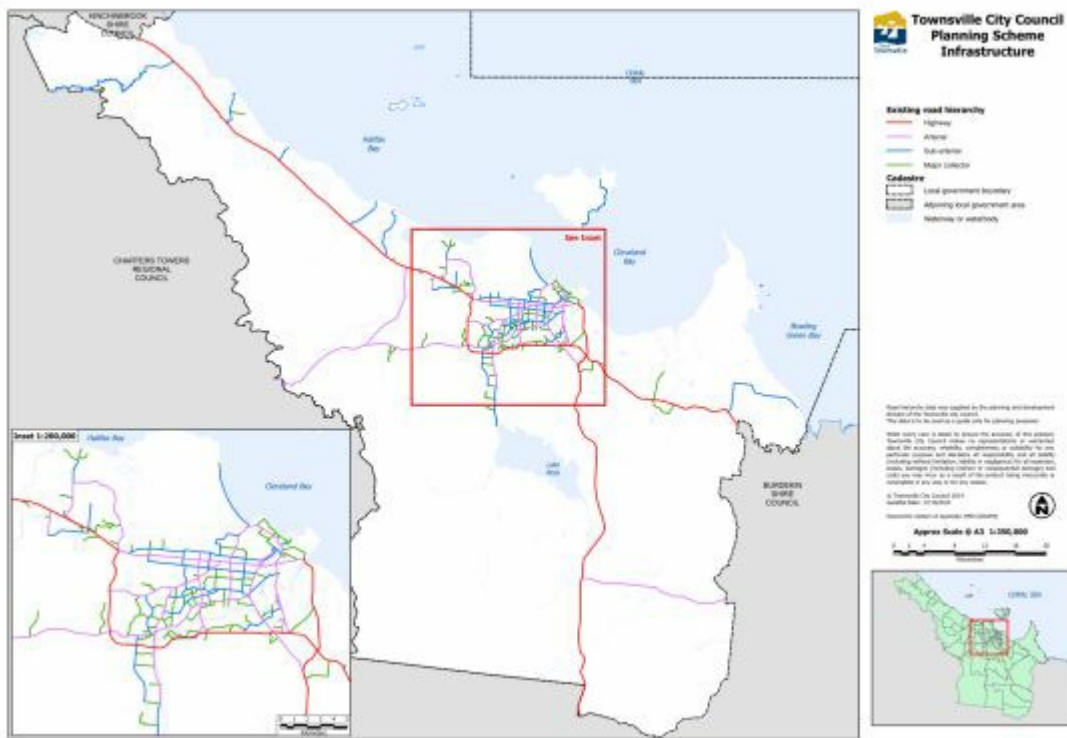
9.3.5.2 Purpose

- (1) The purpose of the Transport impact, access and parking code is to ensure appropriate provision for transport and end of trip facilities, and to facilitate, as far as practicable, an environmentally sustainable transport network.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the function, safety and efficiency of the transport network are optimised;
 - (b) pedestrians (including people with a disability) and cyclists are provided with a high level of accessibility, safety, amenity and convenience within a development site and on-site facilities are integrated with external walking and cyclist networks and public transport nodes;
 - (c) the use of public transport is facilitated wherever appropriate;
 - (d) access, parking, servicing and associated manoeuvring areas are designed to be safe, functional and meet the reasonable demands generated by the development;
 - (e) access, parking, servicing and associated manoeuvring areas do not detract from streetscape character, and are designed to discourage crime and antisocial behaviour; and
 - (f) adverse impacts on the environment and the amenity of the locality are avoided.

9.3.5.3 Assessment benchmarks

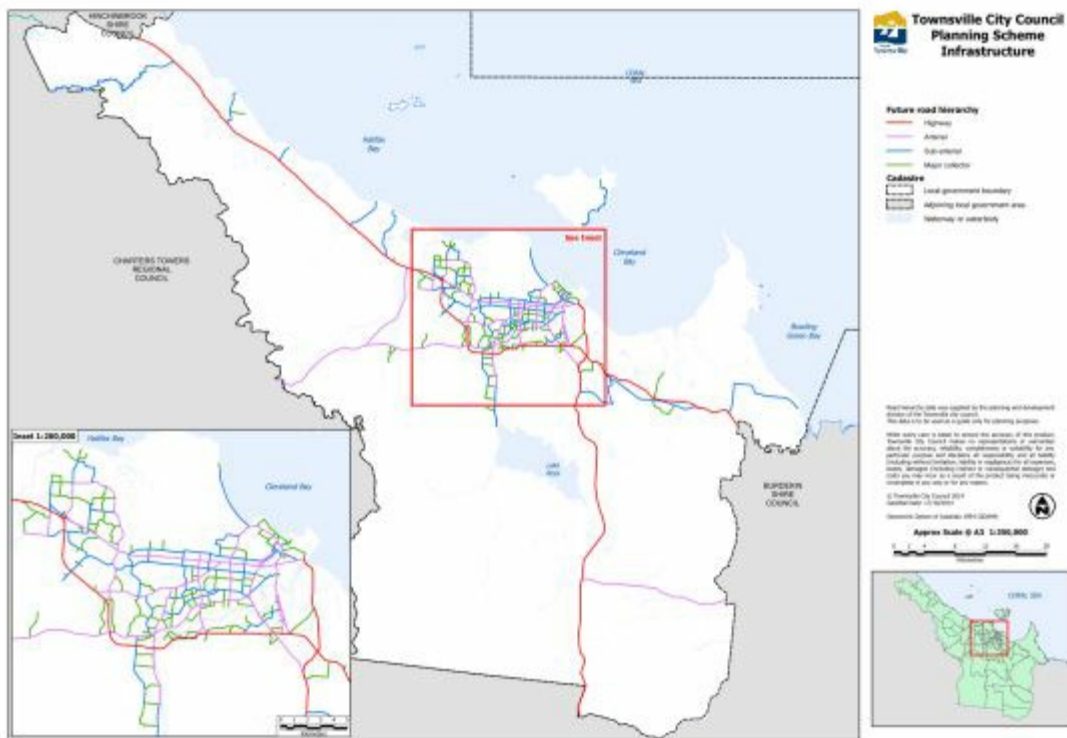
Table 9.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Transport impact Editor's note —Applicants should note that the Department of Transport and Main Roads may have additional requirements. Editor's note —Applicants should also note that a transport impact assessment may be required to demonstrate compliance with this code.	
PO1 The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified of the road hierarchy. The road hierarchy is shown on Figure 9.5 — Road hierarchy existing and Figure 9.6 Road Hierarchy Future	No acceptable outcome is nominated. Editor's note — Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.13 Townsville road hierarchy , SC6.4.4.1 Geometric road design and SC6.4.3.14 Traffic impact assessment guidelines .



[Click here](#) to view PDF high resolution map.

Figure 9.5 - Road hierarchy existing



[Click here](#) to view PDF high resolution map.

Figure 9.6 - Road hierarchy future

<p>PO2 Development does not compromise the orderly provision or upgrading of the transport network.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.13 Townsville road hierarchy, SC6.4.4.1 Geometric road design and SC6.4.3.14 Traffic impact assessment guidelines.</p>
<p>PO3 On-site transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates and connects with surrounding networks.</p> <p>Editor's note—To demonstrate compliance with this performance outcome with regard to pedestrian and cyclist elements, applicants may be requested to provide a walk and cycle network plan to show connections to internal and external attractions, existing and proposed walk and cycle facilities and which respond to desire lines of all users.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.5 Carparking and transport facilities guidelines, SC6.4.3.14 Traffic impact assessment guidelines, SC6.4.4.7 bicycle, pedestrian and shared path design, SC6.4.4.1 Geometric road design and SC6.4.3.13 Townsville road hierarchy.</p>
<p>PO4 As far as practicable, development is designed to encourage travel by public transport, walking and cycling.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.5 Carparking and transport facilities guidelines, SC6.4.3.14 Traffic impact assessment guidelines, SC6.4.4.7 bicycle, pedestrian and shared path design, SC6.4.4.1 Geometric road design and SC6.4.3.13 Townsville road hierarchy</p>

Table 9.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Site access</p> <p>Editor's note—Local government (or other service owner) approval must be obtained before interfering with any infrastructure or undertaking works in the road reserve. In addition, be aware that the location of a driveway may be influenced by an approved plan of development that applies to the site or by the location of existing infrastructure or existing vehicle crossovers.</p>	
<p>PO5 Access arrangements are appropriate for:</p> <p>(a) the capacity of the parking area;</p> <p>(b) the volume, frequency and type of vehicle usage;</p> <p>(c) the function and characteristics of the access road and adjoining road network; and</p> <p>(d) the safety and efficiency of the road network.</p>	<p>AO5 Access is provided in accordance with the standards identified in the Development manual planning scheme policy SC6.4 — SC6.4.3.17 Driveways and SC6.4.3.5 Carparking and public transport facilities guidelines.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.13 Townsville road hierarchy and SC6.4.3.14 Traffic impact assessment guidelines.</p>
<p>PO6 Where practical, access for cyclists and pedestrians is clearly distinguished from vehicle access.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.5 Carparking and public transport facilities guidelines.</p>
<p>PO7 Access is located and designed to provide safe and easy access to the site, having regard to its position, width and gradient.</p>	<p>AO7 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.3.17 Driveways and SC6.4.4.8 Standard drawings</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.5 Carparking and public transport facilities guidelines, SC6.4.3.14 Traffic impact assessment guidelines and SC6.4.3.13 Townsville road hierarchy.</p>
<p>PO8 All vehicles reasonably expected to use the site are able to travel the length of the driveway or driveway access without damage to vehicle or the driveway surface.</p>	<p>AO8 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.3.17 Driveways and SC6.4.3.5 Carparking and public transport facilities guidelines.</p>

<p>PO9 A driveway does not cause change in the level of a footpath that is unsafe or inaccessible for people with mobility difficulties.</p>	<p>AO9 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.3.17 Driveways and SC6.4.4.8 Standard drawings.</p>
<p>PO10 Driveways are designed to withstand loadings from all vehicles reasonably expected to use the site.</p>	<p>AO10 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.3.17 Driveways.</p>
<p>PO11 A driveway does not allow water to pond on adjacent properties or adjacent buildings and does not allow water to enter a building or property.</p>	<p>AO11 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.3.17 Driveways.</p>
<p>PO12 Construction of a driveway does not damage or interfere with the location, function of or access to any services and infrastructure.</p>	<p>AO12 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.3.17 Driveways, SC6.4.3.5 Carparking and public transport facilities guidelines, and SC6.4.4.8 Standard drawings.</p>
<p>PO13 All vehicles reasonably expected to access the site can safely manoeuvre to allow vehicles to exit and enter in a forward motion.</p>	<p>AO13 Access is provided in accordance with the standards identified in Development manual planning scheme policy no. SC6.4 - SC6.4.3.17 Driveways, SC6.4.3.5 Carparking and public transport facilities guidelines and SC6.4.4.8 Standard drawings such that all vehicles reasonably expected to access the site, can exit and enter in a forward motion with no more than a three-point turn.</p>

Table 9.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Pedestrian and cyclist facilities	
<p>PO14 Provision is made for the safe and convenient movement of pedestrians on-site and connecting to the external network, having regard to desire lines, legibility, safety, topographical constraints, shading and other weather protection and equitable access arrangements.</p>	<p>No acceptable outcome is nominated. Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.3.5 Carparking and public transport facilities guidelines, SC6.4.4.7 Bicycle, pedestrian and shared path design, SC6.4.3.13 Townsville road hierarchy, SC6.4.4.1 Geometric road design and SC6.4.3.6 Landscape policy to assist in complying with this outcome.</p>
<p>PO15 Provision is made for safe and convenient cycle movement to the site and within the site and connecting to the external network having regard to desire lines, users' needs, safety, topographical constraints and legibility. Editor's note—End of trip bicycle facilities will need to be provided for major development in accordance with the Queensland Development Code Mandatory Part 4.1 — Sustainable Buildings. "Major development" is defined in MP4.1.</p>	<p>No acceptable outcome is nominated. Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.3.5 Carparking and public transport facilities guidelines, SC6.4.4.7 Bicycle, pedestrian and shared path design, SC6.4.3.13 Townsville road hierarchy, SC6.4.4.1 Geometric road design and SC6.4.3.6 Landscape policy to assist in complying with this outcome.</p>

<p>PO16 Parking areas, pathways and other elements of transport network infrastructure are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to:</p> <ul style="list-style-type: none"> (a) provision of opportunities for casual surveillance; (b) provision of lighting; (c) the use of fencing to define public and private spaces, whilst allowing for appropriate sight lines; (d) minimising potential concealment points and assault locations; (e) minimising opportunities for graffiti and other vandalism; and (f) restricting unlawful access to buildings and between buildings. <p>Editor's note—Crime Prevention through Environmental Design Guidelines for Queensland prepared by the State Government may provide applicants with guidance on these matters.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.3.5 Carparking and public transport facilities guidelines, SC6.4.4.7 Bicycle, pedestrian and shared path design, SC6.4.3.13 Townsville road hierarchy, SC6.4.4.1 Geometric road design, SC6.4.3.20 Public lighting and utility services and SC6.4.3.6 Landscape policy to assist in complying with this outcome.</p>
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Table 9.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Parking	
<p>PO17 Provision is made for on-site vehicle parking to:</p> <ul style="list-style-type: none"> (a) meet the demand likely to be generated by the development; and (b) avoid on street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. 	<p>AO17 Parking is provided in accordance with the standards identified in Parking rates planning scheme policy no. SC6.10.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.5 Carparking and public transport facilities guidelines, SC6.4.3.14 Traffic impact assessment guidelines, SC6.4.4.1 Geometric road design and SC6.4.3.13 Townsville road hierarchy to assist in complying with this outcome.</p>
<p>PO18 Parking ensures access is provided for people with disabilities.</p>	<p>AO18 Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.3.5 Car parking and public transport facilities guidelines.</p>
<p>PO19 Where the nature of the proposed development creates a demand, provision is made for set-down and pick-up facilities by bus, taxis or private vehicle, which:</p> <ul style="list-style-type: none"> (a) are safe for pedestrians and vehicles; (b) are conveniently connected to the main component of the development by pedestrian pathway; and (c) provide for pedestrian priority and clear sight lines. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.5 Carparking and public transport facilities guidelines, SC6.4.3.14 Traffic impact assessment guidelines, SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy and SC6.4.3.6 Landscaping policy to assist in complying with this outcome.</p>

<p>PO20 Parking and servicing areas are designed to:</p> <ul style="list-style-type: none"> (a) be clearly defined, marked and signed; (b) be convenient and accessible; (c) minimise large unbroken areas of hardstand to the extent practicable; (d) be safe for vehicles, pedestrians and cyclists; (e) provide shading; (f) be located to encourage multi-purpose trip ends and minimise vehicle movements within the site; and (g) minimise any adverse impacts on the amenity of surrounding land. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.5 Carparking and public transport facilities guidelines, SC6.4.3.17 Driveways, SC6.4.3.14 Traffic impact assessment guidelines, SC6.4.4.1 Geometric road design and SC6.4.3.6 Landscape policy.</p>
<p>PO21 Vehicle spaces have adequate dimensions to meet user requirements.</p>	<p>AO21 Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.3.5 Car parking and public transport facilities guidelines.</p>
<p>PO22 Pavement is constructed to an appropriate standard.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO23 Parking and servicing areas are kept accessible and available for use as a parking area at all times during the normal business hours of the activity.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO24 Visitor parking for accommodation activities remains accessible and useable to visitors at all times.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO25 Multi-level parking areas are designed, articulated and finished to make a positive contribution to the local external streetscape character, as well as the internal user experience of the facility ensuring way finding technologies and aesthetic treatments are provided.</p>	<p>No acceptable outcome is nominated.</p>

Table 9.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Servicing	
<p>PO26 Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that:</p> <ul style="list-style-type: none"> (a) are adequate to meet the demands generated by the development; (b) are able to accommodate the design service vehicle requirements; and (c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience both within the site and external to the site. 	<p>AO26 Servicing areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.3.5 Car parking and public transport facilities guidelines.</p>
<p>PO27 Refuse collection vehicles are able to safely access on-site refuse collection facilities.</p>	<p>AO27 Refuse collection areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.3.22 Waste management guidelines and SC6.4.3.5 Car parking and public transport facilities guidelines.</p>
<p>PO28 Servicing arrangements minimise any adverse impact on the amenity of premises in the vicinity, having regard to operating hours, noise generation, proximity to sensitive uses, odour generation and dust.</p>	<p>No acceptable outcome is nominated.</p>

9.3.6 Works code

9.3.6.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

9.3.6.2 Purpose

- (1) The purpose of the Works code is to ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and which avoids or minimises impacts on the natural environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) premises are provided with a level of service which is appropriate to the intended character and function of the zone;
 - (b) risk to life and property is avoided;
 - (c) development does not detract from environmental values, including the quality of receiving waters;
 - (d) development does not detract from the desired character and amenity of the locality;
 - (e) the integrity and quality of existing infrastructure is maintained;
 - (f) access, parking, streets and pedestrian and cycle paths are provided to standards that ensure safe, convenient and efficient operation of movement networks;
 - (g) development facilitates an efficient provision of infrastructure and use of resources; and
 - (h) whole of life cycle costs for infrastructure are minimised.

9.3.6.3 Assessment benchmarks

Accepted development subject to requirements-Access and parking

Table 9.3.6.3—Accepted development subject to requirements (Part)

Performance outcomes	Acceptable outcomes
Access and parking	
<p>PO1 Access arrangements are appropriate for:</p> <ol style="list-style-type: none"> (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; and (c) the function and characteristics of the access road and adjoining road network. 	<p>AO1 Access is provided in accordance with Australian Standard AS2890.1.</p>
<p>PO2 Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</p>	<p>AO2.1 Parking is provided at the rates set out in Parking rates planning scheme policy no. SC6.10. OR AO2.2 Where an existing lawful premises and involves not more than 5% or 50m² (whichever is the greater) of additional gross floor area, the existing number of on-site parking is retained or increased.</p>

<p>PO3 Parking areas are designed to:</p> <ul style="list-style-type: none"> (a) be clearly defined, marked and signed; (b) be convenient and accessible; (c) be safe for vehicles, pedestrians and cyclists; and (d) provide spaces which meet the needs of people with disabilities. 	<p>AO3.1 Parking areas are designed in accordance with Australian Standard AS2890.1. OR AO3.2 Where an existing lawful premises and involves not more than 5% or 50m² (whichever is the greater) of additional gross floor area, the existing standard of on-site parking is maintained or improved.</p>
<p>PO4 Landscaping is provided to soften the visual impact of parking areas and to provide shading.</p>	<p>AO4.1 Shade trees within parking areas are provided at the following rate:</p> <ul style="list-style-type: none"> (a) in single sided, angle or parallel bays - 1 tree per 3 parking spaces; and (b) in double sided, angle or parallel bays - 1 tree per 6 parking spaces. <p>Editor's note—The Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy sets out guidance on tree species and planting standards. OR AO4.2 Where an existing lawful premises and involves not more than 5% or 50m² (whichever is the greater) of additional gross floor area, the existing standard of landscaping is maintained or improved.</p>
<p>PO5 Provision is made for the onsite loading, unloading, manoeuvring and access by service vehicles that:</p> <ul style="list-style-type: none"> (a) is adequate to meet the demands generated by the development; (b) is able to accommodate the design service vehicle requirements; (c) is wholly contained within the site; and (d) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site. 	<p>AO5.1 Servicing areas are provided and designed in accordance with Australian Standard AS2890.2. OR AO5.2 Where an existing lawful premises and involves not more than 5% or 50m² (whichever is the greater) of additional gross floor area, the existing provision for service vehicles is maintained or improved.</p>

Table 9.3.6.3—Accepted development subject to requirements (Part)

Performance outcomes	Acceptable outcomes
Services and utilities	
<p>PO6 A potable water supply is provided that is adequate for the needs of the intended use.</p>	<p>AO6.1 The development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines and SC6.4.4.8 Standard drawings. Editor's note—If a main exists, then an application for a water meter will be required.</p> <p>AO6.2 Water supply systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.6.2 Water supply and SC6.4.4.8 Standard drawings.</p>

<p>PO7 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</p>	<p>AO7.1 The development is connected to council's reticulated sewerage system via an existing sewer connection to the site.</p> <p>AO7.2 Waste water systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.6.3 Sewerage systems and SC6.4.4.8 Standard drawings.</p>
<p>PO8 Provision is made for waste management that is appropriate to the use, protects the health and safety of people and the environment. Editor's note—Applicants should also be aware that any provision for disposal of any trade waste is to be made in accordance council's Trade Waste Policy supporting the Water Act 2000, Plumbing and Drainage Act 2002 and the Standard Plumbing Regulation 2003</p>	<p>AO8.1 The development provides a bin container storage area that has an imperviously sealed pad and is screened to the height of the bins.</p> <p>AO8.2 On sites in an industrial zone that are greater than 2,000m² in area, provision is made for refuse collection vehicles to access the collection area, undertake the collection activity and to enter and leave the site in a forward direction without having to make more than a 30° point turn.</p>
<p>PO9 The proposed stormwater management system or site works does not adversely affect flooding or drainage characteristics of properties that are upstream, downstream or adjacent to the development site.</p>	<p>AO9.1 The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.</p> <p>AO9.2 Roof and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with Australian Standard AS/NZS3500.3:2003.</p>
<p>PO10 The drainage network has sufficient capacity to safely convey stormwater run-off from the site and development does not cause a drainage nuisance to a downstream or adjoining property.</p>	<p>AO10 Post development discharge of stormwater from the subject land does not exceed predevelopment peak flows and no change to flows across a downstream or adjoining property is created.</p>

Assessable development-Services and utilities

Table 9.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Services and utilities	
<p>PO11 A potable water supply is provided that is adequate for the needs of the intended use.</p>	<p>AO11.1 Where within an area designated for urban or rural residential development, the development is connected to council’s reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines.</p> <p>OR</p> <p>AO11.2 Otherwise, the development is provided with an on-site water supply in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.11 On-site water supply.</p> <p>AO11.3 Water supply systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.3.23 Water and sewer network modelling guidelines, SC6.4.6.2 Water supply and SC6.4.4.8 Standard drawings.</p>
<p>PO12 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids adverse impacts on environmental values.</p>	<p>AO12.1 Where within an area designated for urban development, the development is connected to the council’s reticulated sewerage system in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines.</p> <p>OR</p> <p>AO12.2 Otherwise, on-site waste water treatment and disposal is provided which complies with the Development manual planning scheme policy no. SC6.4-SC6.4.3.10 On-site sewerage facilities.</p> <p>AO12.3 Waste water systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.3.23 Water and sewer network modelling guidelines, SC6.4.6.3 Sewerage systems and SC6.4.4.8 Standard drawings.</p>

<p>PO13 The design and management of the development integrates water cycle elements having regard to:</p> <ul style="list-style-type: none"> (a) reducing potable water demand; (b) minimising wastewater production; (c) minimising stormwater peak discharges and run-off volumes; (d) maintaining natural drainage lines and hydrological regimes as far as possible; (e) reusing stormwater and greywater is encouraged where public safety and amenity will not be compromised; and (f) efficient use of water. 	<p>AO13 Integrated water management practices and infrastructure are implemented in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.3.8 Stormwater quality management plans for development and SC6.4.3.9 Water sensitive urban design guidelines.</p>
<p>PO14 The development is provided with an adequate energy supply which maintains acceptable standards of public health, safety, environmental quality and amenity.</p>	<p>AO14 For other than the Rural zone, premises are serviced by:</p> <ul style="list-style-type: none"> (a) an underground electricity supply approved by the relevant energy authority; or (b) an overhead supply approved by the relevant energy authority where in the Rural residential zone, Special purpose zone or High impact industry zone or where on a lot of less than 2,500m² within an area where the existing supply is overhead. <p>Editor's note—Applicants should also have regard to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.20 Public lighting and utility services.</p>
<p>PO15 Premises are connected to a telecommunications service approved by the relevant authority.</p>	<p>AO15 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p> <p>Editor's note—The Development manual planning scheme policy no. SC6.4-SC6.4.3.20 Public lighting and utility services provides additional information regarding the supply of telecommunications.</p>
<p>PO16 Provision is made for future telecommunications services (for example fibre optic cable).</p>	<p>No acceptable outcome is nominated.</p>
<p>PO17 Where available, provision is made for reticulated gas.</p>	<p>AO17 Design and provision of reticulated gas is undertaken in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.20 Public lighting and utility services.</p> <p>Editor's note—Applicants should also have regard to the metering requirements of other relevant authorities.</p>
<p>PO18 Adequate access is provided to public services and utilities for future maintenance.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The Development manual planning scheme policy no. SC6.4 provides additional information and requirements for applicants, including when council will require easements over public services and utilities.</p>

Table 9.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Earthworks</p> <p>Editor’s note—Applicants should be aware that some retaining walls constitute building works that are assessable under the <i>Building Regulation 2006</i>. No approval is required under the Building Regulation 2006 for retaining walls if:</p> <p>(a) there is no surcharge loading; and</p> <p>(b) the height of wall or height of fill or excavation is not more than 1m; and</p> <p>(c) the wall is no closer than 1.5m to a building, structure (e.g. a swimming pool) or other retaining wall. In these cases, the “applicable code” for the purposes of the Act is the Building Code of Australia (refer to BCA Volume 2, Part 3.1.1). Retaining walls not more than 1m in height may be constructed in accordance with an accepted industry standard publication (e.g. timber, concrete masonry or similar).</p> <p>Editor’s note—Applicants should note that council may request the submission of an engineering report undertaken by suitably qualified engineer to demonstrate compliance with the performance outcomes, particularly where alternative solutions are proposed.</p>	
<p>PO19</p> <p>Filling and excavation does not result in contamination of land or pose a health and safety risk.</p>	<p>AO19</p> <p>Filling and excavation does not:</p> <p>(a) use contaminated materials as fill;</p> <p>(b) excavate contaminated material; and</p> <p>(c) use waste material as fill.</p> <p>Editor’s note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.6.10 Earthworks (construction) and SC6.4.5 Construction management for additional information.</p>
<p>PO20</p> <p>Earthworks result in stable landforms and structures.</p>	<p>AO20</p> <p>Earthworks and the construction of retaining walls and batters are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).</p>
<p>PO21</p> <p>Earthworks are undertaken in a manner that:</p> <p>(a) maintains natural landforms as far as possible; and</p> <p>(b) minimises height of retaining walls and batter faces.</p>	<p>AO21.1</p> <p>Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).</p> <p>AO21.2</p> <p>Retaining walls are designed and constructed:</p> <p>(a) certified as stable by a Registered Professional Engineer of Queensland; and</p> <p>(b) have a combined height of retaining wall and fence of not more than 2 metres.</p>
<p>PO22</p> <p>Earthworks do not unduly impact on amenity or privacy for occupants of the site or on adjoining land.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO23</p> <p>Earthworks do not cause environmental harm.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO24</p> <p>Filling or excavation does not worsen any flooding or drainage problems on the site or on neighbouring properties.</p>	<p>AO24</p> <p>Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).</p>

<p>PO25 Any structure used to restrain fill or excavation does not worsen drainage problems or cause surface water to be a nuisance to neighbouring properties.</p>	<p>AO25 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).</p>
<p>PO26 Filling or excavation does not adversely affect sewer, stormwater or water utility infrastructure or access to them for maintenance purposes.</p>	<p>AO26 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).</p>
<p>PO27 Filling or excavation does not prevent or create difficult access to any property.</p>	<p>AO27 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).</p>
<p>PO28 Earthworks do not cause significant impacts through truck movements, dust or noise on the amenity of the locality in which the works are undertaken or along routes taken to transport the material and the transportation of materials minimises adverse impacts on the road network.</p>	<p>AO28 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.6.10 Earthworks (construction) and SC6.4.5 Construction management.</p>

Table 9.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Movement networks	
<p>PO29 The following are provided along the full extent of the road frontage and to a standard that is appropriate to the function of the road or street and the character of the locality:</p> <ul style="list-style-type: none"> (a) paved roadway; (b) appropriate pavement edging (including kerb and channel); (c) pedestrian paths and cycleways; (d) streetscaping and street tree planting; (e) stormwater drainage; (f) street lighting systems; and (g) conduits to facilitate the provision of and other utility services. 	<p>AO29 Design and construction of external road works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4.</p> <p>Editor's note—Applicants should have regard to the following sub-sections of the Development manual planning scheme policy no. SC6.4 - SC6.4.3.20 Public lighting and utility services; SC6.4.4.4 Stormwater drainage design; SC6.4.4.2 Pavement design; SC6.4.4.7 Bicycle, pedestrian and shared path design; SC6.4.3.6 Landscape policy, SC6.4.4.1 Geometric road design, SC6.4.3.3 Footpath treatment policy and SC6.4.6 Construction standards.</p>
<p>PO30 Provision is made in the road reserve for streetscaping, pedestrians and cyclists in a manner consistent with:</p> <ul style="list-style-type: none"> (a) the current and projected level of usage; (b) the desired streetscape character; and (c) activities which are anticipated to occur within the verge. 	<p>AO30 Streetscaping works, footpaths and cycle paths are provided in accordance with Development manual planning scheme policy no. SC6.4.</p> <p>Editor's note—Applicants should have regard to the following sub-sections of the Development manual planning scheme policy no. SC6.4 - SC6.4.3.3 Footpath treatment policy; SC6.4.4.1 Geometric road design; SC6.4.3.13 Townsville road hierarchy, SC6.4.4.7 Bicycle, pedestrian and shared path design; SC6.4.3.6 Landscape policy and SC6.4.3.20 Public lighting and utility services in demonstrating compliance.</p>

<p>PO31 Parking areas are designed and constructed in a manner that is sufficiently durable for the intended function, maintains all weather access and ensures the safe passage of vehicles, pedestrians and cyclists.</p>	<p>AO31 Parking area design and construction is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.3.5 Car parking and public transport facilities guidelines.</p>
<p>PO32 Movement networks can be easily and efficiently maintained.</p>	<p>AO32 Infrastructure is provided in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy and SC6.4.3.14 Traffic impact assessment guidelines.</p>

Table 9.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Waste management	
<p>PO33 Development provides adequate waste management facilities on site for the storage of waste and recyclable material in a manner which:</p> <p>(a) is of adequate size to accommodate the expected amount of refuse to be generated by the use;</p> <p>(b) is in a position that is conveniently accessible for collection at all times;</p> <p>(c) is able to be kept in a clean, safe and hygienic state at all times; and</p> <p>(d) minimises the potential for environmental harm, environmental nuisance and adverse amenity impacts.</p>	<p>AO33 Waste management facilities are provided in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.3.22 Waste management guidelines.</p> <p>Editor's note—Applicants may be requested to prepare a Waste management plan in accordance with the Development manual planning scheme policy no.SC6.4-SC6.4.3.22 Waste management guidelines.</p>

Table 9.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Construction management	
<p>PO34 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>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.</p>
<p>PO35 While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.</p>
<p>PO36 Traffic and parking generated during construction are managed to minimise impact on the amenity of the surrounding area.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.</p>
<p>PO37 Council's infrastructure is not damaged by construction activities.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome</p>

<p>PO38 The integrity of new infrastructure is maintained.</p>	<p>No acceptable outcome in nominated. Editor's note—Applicants should have regard to the following sections of the Development manual planning scheme policy no. SC6.4 - SC6.4.5 Construction management; SC6.4.6 Construction standards and SC6.4.7 Acceptance of completed works in demonstrating compliance.</p>
<p>PO39 Construction activities and works are carried out in a manner which avoids damage to the environment, retained vegetation and impacts on fauna.</p>	<p>AO39 Construction activities and works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.5 Construction management.</p>
<p>PO40 Vegetation cleared from a site is disposed of in a manner that maximises reuse and recycling and minimises impacts on public health and safety.</p>	<p>AO40 Construction activities and works are carried out in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.6.11 Clearing and grubbing. Editor's note—Applicants shall also refer to Development manual planning scheme policy no. SC6.4 for assistance in complying with this outcome.</p>