

9.3. Other development codes

9.3.1. General development code

9.3.1.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

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

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code.

9.3.1.2. Purpose

The purpose of the general development code is to:

- (1) to enable an assessment of the suitability of the location, design, siting, operation and other aspects of development that are not zone dependent;
- (2) to facilitate the achievement of the overall outcomes sought for development.

9.3.1.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is located at a site which does not result in an unacceptable risk to health and safety of occupants of the premises or an unacceptable risk of property damage;
- (2) the development contributes to functional and safe private and public environments;
- (3) the development is located at a site which has a sufficient area and suitable dimensions relative to the characteristics of the use and the characteristics of surrounding land use;

- (4) the development does not compromise the safety, efficiency and effectiveness of the transport network;
- (5) the development appropriately integrates with adjoining land use;
- (6) the development protects the character and amenity of the surrounding area; and
- (7) the development does not significantly adversely affect valued natural environment and landscape features of the site and surrounds.

9.3.1.4. Specific benchmarks for assessment

Table 9.3.1.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes		Acceptable outcomes	Assessment Response
Flood resilience			
PO1 The development is resilient to the adverse impacts of flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage.	AO1.1 The development is resilient to the adverse impacts of a flood by locating the floor level of all building rooms used for habitation or work a minimum of 300 millimetres above the level of a flood event of at least the annual exceedance probability specified in Table SC5.1.1 located in Schedule 5 of the planning scheme.		Complies/Does not comply/Not applicable/ Complies in part XXX
Location, design, siting, operation			
PO2 The development is located at a site that is able to accommodate all the buildings, facilities, and operational needs of the use without increasing the likelihood of land use conflict by: (a) adversely affecting the amenity of adjoining land use and the surrounding area; (b) adversely affecting the safety, health and wellbeing of occupants of sensitive land use; (c) adversely affecting the operations of adjoining land use; (d) reducing the potential to use adjoining land for its intended purpose; and	AO2.1 The development is located at a site that does not conflict with the minimum separation distances specified in tables SC4.1.1, SC4.1.2, SC4.1.3, and SC4.1.4, located in Schedule 4 of the planning scheme.		Complies/Does not comply/Not applicable/ Complies in part XXX

Performance outcomes	Acceptable outcomes	Assessment Response								
(e) adversely affecting the safe and effective provision of services to the development.										
PO3 Development maintains a high level of amenity for adjoining sensitive land use with regard to the generation of unreasonable noise.	AO3.1 Where located within a residential category zone, rural residential zone, or township zone, development does not exceed noise generation levels at the property boundary, interpreted under the provisions of the current version of the <i>Environmental Protection (Noise) Policy</i> as unreasonable, or the following whichever is the lesser: <table><tr><td>Period</td><td>Noise level at property boundary</td></tr><tr><td>0700 to 2000</td><td>Background noise level plus 5 dB(A)</td></tr><tr><td>2000 to 0700</td><td>Background noise level plus 3 dB(A)</td></tr><tr><td colspan="2">Measured as the adjusted maximum sound pressure level Lmax adj T.</td></tr></table>	Period	Noise level at property boundary	0700 to 2000	Background noise level plus 5 dB(A)	2000 to 0700	Background noise level plus 3 dB(A)	Measured as the adjusted maximum sound pressure level Lmax adj T.		Complies/Does not comply/Not applicable/ Complies in part XXX
Period	Noise level at property boundary									
0700 to 2000	Background noise level plus 5 dB(A)									
2000 to 0700	Background noise level plus 3 dB(A)									
Measured as the adjusted maximum sound pressure level Lmax adj T.										
PO4 Outdoor lighting maintains the amenity of any adjoining residential zoned premises and does not adversely impact the safety for vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection.	AO4.1 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of the current version of the Australian Standard AS4282 — Control of the obtrusive effects of outdoor lighting.	Complies/Does not comply/Not applicable/ Complies in part XXX								
PO5 A refuse container and container storage area is provided in a manner that: (a) maintains the amenity of the surrounding area;	AO5.1 The development of a use within the accommodation activities group is provided with a refuse container and container storage area that:	Complies/Does not comply/Not applicable/ Complies in part XXX								

Performance outcomes	Acceptable outcomes	Assessment Response
(b) is of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) is in a position that is conveniently accessible for collection; and (d) is able to be kept in a clean state at all times.	(a) is screened from view from a public place by a solid screen fence, wall or dense vegetation having a minimum height of 1.5 metres; (b) is large enough to accommodate at least one (1) standard issue sized rubbish bin per dwelling. AO5.2 The development of a use (other than an use within the accommodation activities group), is provided with a refuse container and container storage area that: (a) is screened from view from a public place by a solid screen fence, wall or dense vegetation having a minimum height of 1.8 metres; (b) has an imperviously sealed pad, on which to stand the bin(s), and which is drained to an approved waste disposal system; (c) is within proximity to a hose cock; (d) is large enough to accommodate at one (1) or more industrial bins of a size appropriate to the nature and scale of use; and (e) is not located within three (3) metres of the common property boundary where adjoining a lot within a residential category zone or township zone.	

Table 9.3.1.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Community safety		
PO6	AO6.1	Complies/Does not comply/Not applicable/ Complies in part XXX

Performance outcomes	Acceptable outcomes	Assessment Response
<p>Personal safety and property security are optimised through the design of buildings and spaces incorporating the following:</p> <ul style="list-style-type: none"> (a) means of easily identifying the premises; (b) appropriate night lighting; (c) suitably designed and located building entry and exit points; (d) opportunities for surveillance; (e) appropriate plant species for landscaping; (f) clear definition of boundaries between private and public spaces; and (g) any best practice for crime prevention through environmental design. 	<p>The development contains:</p> <ul style="list-style-type: none"> (a) appropriately designed and sited numbering which clearly identifies the street address and any individual tenancies or dwelling units at the premises; and (b) appropriately designed and sited signage for way finding and premises identification. <p>AO6.2</p> <p>The development contains lighting that is designed and installed in any public places and community places in accordance with Australian Standard AS1158: Public Lighting Code.</p> <p>AO6.3</p> <p>Other than for controlled and well lit emergency exits, the development has clearly identifiable and well lit entry and exit points which:</p> <ul style="list-style-type: none"> (a) front a road, public place, or communal place; or (b) are in clear unobstructed view of a road, public place, or communal place; or (c) front a well-defined, unobstructed and appropriately lit pathway which connects to a road, public place, or communal place. <p>AO6.4</p> <p>Building entrances facing onto roads, public places or communal places:</p> <ul style="list-style-type: none"> (a) do not incorporate recesses of sufficient size to conceal a person; or 	

Performance outcomes	Acceptable outcomes	Assessment Response
	<p>(b) where the recess is of sufficient size to conceal a person it:</p> <ul style="list-style-type: none"> (i) is well lit; and (ii) is: <ul style="list-style-type: none"> (A) gated with restricted access; or (B) has strategically placed mirrors. <p>AO6.5 Any movement corridor (walkways, laneways, pathways, tunnels, stairways, cycleways and the like) within a site or between sites do not exceed two-hundred (200) metres in length.</p> <p>AO6.6 Any movement corridor (walkways, laneways, pathways, tunnels, stairways, cycleways and the like) having blind corners involving a change in direction of seventy-five (75) degrees or more are provided with design elements that maximise the ability to sense the presence of danger around the corner such as one of or a combination of the following:</p> <ul style="list-style-type: none"> (a) a mirror to allow viewing around the blind corner; or (b) use of permeable material for the building or structure at the blind corner; or (c) reduction of the height of the building or structure at the blind corner to a height allowing for an unobstructed view; or (d) inclusion of a barrier extending out from the blind corridor with the barrier being permeable or having a height allowing for an unobstructed view; or 	

Performance outcomes	Acceptable outcomes	Assessment Response
	<p>(e) use of night lighting fixed at locations which can cast shadow of persons or objects into view; or</p> <p>(f) other effective design elements.</p> <p>AO6.7 For vehicle parking areas, the planting of vegetation involves species that have clear trunks up to a height of two (2) metres or that have low ground covers less than one (1) metre in height.</p> <p>AO6.8 The development has clearly defined boundaries between private and public space by use of one or more of the following elements:</p> <p>(a) fencing; or</p> <p>(b) changes in surface finishes; or</p> <p>(c) landscape treatments.</p>	
Location, design, siting, operation		
<p>PO7 The safety, efficiency, effectiveness and operation of the transport network servicing the site and surrounding area or any identified future components of the transport network, are not compromised by the development.</p>	<p>AO7.1 Non-residential development, which commonly generates greater than ten (10) vehicle trips per day, does not have direct access to a road that is classified in the road hierarchy as a local residential access street or a residential access place.</p> <p>AO7.2 A traffic impact assessment report is prepared by an engineer who qualifies as a registered professional engineer of Queensland and the traffic impact assessment report satisfies Council</p>	<p>Complies/Does not comply/Not applicable/ Complies in part XXX</p>

Performance outcomes	Acceptable outcomes	Assessment Response
	that the safety, efficiency, effectiveness and operation of components of the transport network servicing the site and surrounding area or any identified strategic future components of the transport network, are not compromised by the development.	
PO8 Development that generates use by a high quantity of people or frequent use by people is located at a highly accessible premises: (a) which is convenient for people needing to use the premises; and (b) which: (i) contains public transport facilities, or (ii) is in proximity to current or future public transport facilities; or (iii) is in proximity to current or future high order transport routes; and (c) which provides for the efficient travel of emergency vehicles; and (d) which can minimise adverse impacts on local amenity.	No acceptable outcome is nominated.	Complies/Does not comply/Not applicable/ Complies in part XXX
PO9 Development that requires frequent use of heavy haulage vehicles, bulk freight of goods, or the transportation of dangerous or hazardous goods, liquids, materials and the like, is located at premises able to effectively utilise major transport facilities and routes, and other high order components of the transport network.	No acceptable outcome is nominated.	Complies/Does not comply/Not applicable/ Complies in part XXX
PO10 Development occurs on sites that are safe from contaminants that may cause harm to people or property.	No acceptable outcome is nominated.	Complies/Does not comply/Not applicable/ Complies in part XXX

Performance outcomes	Acceptable outcomes	Assessment Response
<p>PO11</p> <p>The development does not significantly adversely affect valued natural environment and landscape features of the site and surrounds including but not limited to the following:</p> <p>(a) large tracts of established native vegetation; or</p> <p>(b) inland and coastal waterways and wetlands; or</p> <p>(c) riparian vegetation; or</p> <p>(d) biodiversity corridors; or</p> <p>(e) visually prominent mainland and island mountains, hills, ridges, headlands, dunes, beaches; or</p> <p>(f) important urban green break areas; or</p> <p>(g) cultural heritage features.</p>	No acceptable outcome is nominated.	<p>Complies/Does not comply/Not applicable/Complies in part XXX</p>