

Part 9 Development codes

9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in [Part 5 \(Tables of assessment\)](#).
- (2) Use codes, works 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 one lot into two).

- (3) The following are the use codes for the planning scheme:
 - (a) [Low Density Housing Code](#)
 - (b) [Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation](#)
 - (c) [Dual Occupancy and Multiple Dwelling](#)
 - (d) [Special Residential Code](#)
 - (e) [Visitor Accommodation Code](#)
 - (f) [Home-Based Business Code](#)
 - (g) [Business Activities Code](#)
 - (h) [Community Activities Code](#)
 - (i) [Entertainment Activities Code](#)
 - (j) [Industry Activities Code](#)
 - (k) [Recreation Activities Code](#)
 - (l) [Rural Activities Code](#)
- (4) The following are the works codes for the planning scheme:
 - (a) [Driveways and Parking Code](#)
 - (b) [Earthworks Code](#)
 - (c) [Existing Services Code](#)
 - (d) [Fire Services for Common Private Title Code](#)
 - (e) [Landscaping Code](#)
 - (f) [Sustainable Building Design Code](#)
 - (g) [Transport Code](#)
 - (h) [Water Quality and Drainage Code](#)
 - (i) [Waterways Works Code](#)
 - (j) [Waste Management Code](#)
- (k) The following are the other development codes for the planning scheme:
 - (i) [Reconfiguring a Lot Code](#)

9.2 Development that cannot be made assessable in accordance with schedule 6 of the Planning Regulation 2017

Editor's Notes—The following schedules of the Regulation are relevant to the Noosa planning scheme

- Schedule 6, Part 2 of the Regulation, in relation to a dwelling house, community residence and rooming accommodation
- Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment
- Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production

9.3 Use codes

9.3.1 Low Density Housing Code

9.3.1.1 Application

This code applies to acceptable development which is subject to requirements and to assessable development identified as requiring assessment against the Low Density Housing code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).

9.3.1.2 Purpose and overall outcomes

- (1) The purpose of the Low density housing code is to ensure dwelling houses, community residences, rooming accommodation and short term accommodation (where no more than one detached dwelling on the site):
 - (a) are appropriately located;
 - (b) achieve a high level of comfort and amenity for occupants;
 - (c) maintain amenity and privacy of neighbouring residential premises; and
 - (d) are compatible with the character and streetscape of the local area.
- (2) The overall outcomes sought for the Low density residential code are:
 - (a) Development incorporates a high standard of design and makes a positive contribution to the streetscape character of the area in which it is located.
 - (b) Development is sited and designed to protect the amenity and privacy of neighbouring premises.
 - (c) Development provides a high level of safety, security and amenity for residents.
 - (d) Development is provided with an acceptable level of infrastructure and services.
 - (e) Where not in a sewerage service area, effluent disposal systems are designed and sited to avoid adverse effects on the environment.
 - (f) Driveways and crossovers provide safe and reasonable vehicle access from the carriageway to the property boundary, minimise adverse effects on Council's infrastructure and ensure safety for all users of the footpath.
 - (g) Community residences in the Low density residential zone are of a domestic scale with traffic levels which do not unreasonably affect the residential amenity of neighbours.
 - (h) Secondary dwellings are small scale, subordinate to the dwelling and provide housing choice and amenity for the occupants.
 - (i) Rooming accommodation in the Low density residential zone is of domestic scale and provides housing choice to meet the varying needs of the community.
 - (j) Buildings relocated from other sites do not pose a health or safety risk or adversely affect the amenity of their neighbourhood or existing infrastructure.
 - (k) Development maintains the natural landscape character and visual quality of hillslopes and ridgelines and avoids adverse impacts on the environmental values of the land.

FOR ACCEPTED DEVELOPMENT

The requirements for Acceptable Development are the acceptable outcomes listed in the Table of Assessment. Accepted development that complies with the acceptable solutions is considered to satisfy the requirements. If development complies with some, but not all, acceptable outcomes, an application for Code Assessment will be necessary and the application will be assessed against the relevant Performance Outcome(s).

FOR ASSESSABLE DEVELOPMENT

Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.

Table 9.3.1.3 - Criteria for assessment

Location 9.3.1.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Location	
PO1 Dwelling houses, rooming accommodation, community	AO1.1 Dwelling houses (including secondary dwellings) and community

Performance outcomes	Acceptable Outcomes
<p>residences and short-term accommodation are located where they:</p> <ul style="list-style-type: none"> (a) provide a high level of comfort and amenity for occupants; (b) maintain amenity and privacy of neighbouring premises; (c) are compatible with the character and streetscape of the local area; and (d) do not occupy land intended for higher density living. 	<p>residences are anticipated in the Low density residential zone, Rural residential zone and Rural zone.</p> <p>AO1.2 Rooming accommodation provides housing choice within urban boundaries.</p>

Effects of Use 9.3.1.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Effects of Use	
<p>Removal homes PO2 A removal home—</p> <ul style="list-style-type: none"> (a) does not have an adverse impact on the amenity of the premises or surrounding premises; and (b) maintains the safety of people and property. 	<p>AO2.1 Any part of a removal home that is affected by termite attack, borers, dry rot or severe weathering or is damaged as a consequence of relocation, is repaired or replaced using new or sound second-hand materials.</p> <p>AO2.2 Where located within the urban boundary, external surfaces of the building are cleaned and painted.</p> <p>Editor's Note— the urban boundary is indicated on the zone maps contained within Schedule 2.</p> <p>Editor's Note— applicants will be required to pay a performance bond to Council before final building approval is granted. The bond is held by Council until all external building works are completed to a satisfactory level, usually within a 12 to 24 month time frame.</p>
<p>Housing choice PO3 A secondary dwelling:</p> <ul style="list-style-type: none"> (a) forms part of a dwelling house and is not subdivided from the balance of the dwelling house; (b) is small and subordinate to the balance of the dwelling house; (c) contributes to housing choice for permanent residents and is not let to short term guests; (d) protects the low density residential, rural residential or rural character of the zone; (e) does not occur on a property covered by a Building Unit Plan or any property already containing more than one dwelling; (f) is accompanied by sufficient car parking. 	<p>AO3 A secondary dwelling:</p> <ul style="list-style-type: none"> (a) has a maximum gross floor area of 65m²; (b) has no more than 2 bedrooms; (c) is not used for short-term accommodation or home based business (home hosted accommodation); (d) does not occur on any property covered by a Building Unit Plan; and (e) does not occur on a property that already contains a dual occupancy or secondary dwelling.
<p>PO4 Rooming accommodation is located on a site with convenient access to employment or education as well as goods and services including public transport.</p>	<p>AO4 Rooming accommodation provides housing choice within urban boundaries and is limited to sites within:</p> <ul style="list-style-type: none"> (a) 1,500 metres walking distance, via a sealed pathway, of land within the Major centre zone, District centre zone or 800 metres of land within the Neighbourhood centre zone; or

Performance outcomes	Acceptable Outcomes
	<p>(b) 800 metres walking distance, via a sealed pathway of a pedestrian access point of a hospital or tertiary education establishment; or</p> <p>(c) 400 metres walking distance, via a sealed pathway, of a Translink bus stop.</p>

Building design and services 9.3.1.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Building design and services	
Service and utilities PO5 Development is provided with: <ul style="list-style-type: none"> (a) a level of infrastructure and services that is appropriate to its setting and sufficient for the intended use; (b) an effluent treatment and disposal system that does not have an adverse effect on <i>ecologically important areas</i> or water quality; and (c) adequate onsite water storage to support the efficient use of water and is adequate for everyday use of the occupants. 	AO5.1 If located within the urban boundary, the dwelling is connected to reticulated water supply, sewerage, stormwater drainage and telecommunications infrastructure networks (where available to the lot). Editor's Note —the urban boundary is indicated on the zone maps contained within Schedule 2 . AO5.2 Where there is no reticulated water supply, the premises is serviced with a rainwater tank with the following minimum water supply capacity: <ul style="list-style-type: none"> (a) for dwellings with no more than 3 bedrooms – 45,000 litres; or (b) for dwellings of more than 3 bedrooms or where including a secondary dwelling on the same premises – 60,000 litres. AO5.3 If located on a lot where reticulated sewerage is not available to the lot, the dwelling is connected to an on-site effluent treatment and disposal system.
Landscaping PO6 Buildings and structures allow for sufficient space for outdoor activities, garden areas and screening to surrounding land uses.	AO6 Soft landscaping is provided and retained to a minimum of 20% of the site area.
Car parking PO7 Sufficient car parking is provided to accommodate the number of vehicles likely to use the site.	AO7 Car parking is provided in accordance with Table 9.4.1.4 of the Driveways and parking code . Editor's note — while the planning scheme does not require car parking spaces to be covered, the desire to retrospectively cover a parking space is not supported if site cover and setback provisions are not met.
Driveway and crossover Editor's Note —In addition to the following benchmarks for accepted development subject to requirements for driveway and crossovers, approval is required from Council to construct or modify all crossovers.	
Access Design PO8	AO8.1

Performance outcomes	Acceptable Outcomes
<p>The design, management and maintenance of the access facilitates:</p> <ul style="list-style-type: none"> (a) safe and convenient use for vehicles, pedestrians and cyclists; (b) vehicles negotiating without contacting the driveway or crossover surface; and (c) stormwater disposal without any negative impacts on the surrounding area. 	<p>Driveways and crossovers are designed to comply with Council's standard drawings RS-049, RS-050, RS-056 and addendum as applicable.</p> <p>AO8.2 Where a footpath exists, the driveway meets the road reserve at the level of the existing footpath.</p> <p>AO8.3 Driveways within the property:</p> <ul style="list-style-type: none"> (a) have a maximum gradient of 20% and vertical curves to ensure no scraping for a standard vehicle; or (b) have a maximum gradient of 25% provided— <ul style="list-style-type: none"> (i) the length of the driveway steeper than 20% does not exceed 6 metres; and (ii) there is a change in gradient not less than 2 metres in length and not greater than 12:5% at the ends of the 25% section of the driveway.
<p>PO9 The driveway and crossover design avoids using structures within the road reserve.</p>	<p>AO9 The driveway and crossover is designed without significant alteration to the existing road reserve whereby the finished surface level of the driveway is consistent in height with the existing height of the road reserve.</p> <p><i>Editor's Note—Should the design not comply with the standard drawings, including any cut or fill within the road reserve, an operational works application to Council for a non-standard driveway is required.</i></p>
<p>Materials PO10 Driveways and crossovers are to be able to withstand loadings from vehicles and the use of pavers is avoided.</p>	<p>AO10 No pavers or permeable pavement systems are used within the road reserve.</p> <p><i>Editor's Note—Examples of the types of pavers to avoid include clay, concrete and permeable pavement products.</i></p>
<p>Surface water PO11 Driveways are designed to:</p> <ul style="list-style-type: none"> (a) prevent water from ponding or entering buildings; (b) provide an opportunity for filtering of stormwater prior to it leaving the site; and (c) not reduce the stormwater carrying capacity of roadways. 	<p>AO11 Driveways have a minimum grade of 1% away from any adjoining buildings and are formed to drain to landscaped areas.</p>
<p>Protection of infrastructure PO12 Driveways do not damage or interfere with the location, function of, or access to Council infrastructure.</p>	<p>AO12 Driveways are located not less than 1.0 metre from stormwater infrastructure.</p> <p><i>Editor's Note—If the driveway covers or is within 1.0 metre of stormwater infrastructure, an operational works application to Council for a non-standard driveway is required.</i></p>
<p>Streetscape and effect on traffic network PO13 The visual impact of driveways on the streetscape and surrounding area is minimised and significant adverse impacts</p>	<p>AO13.1 Areas adjoining driveways disturbed as a result of the driveway construction are grassed or planted to minimise visual impact</p>

Performance outcomes	Acceptable Outcomes
on the traffic network are avoided.	and stabilise the soil. AO13.2 Vehicular access avoids disturbance to the tree protection zone of trees on public land.
Driveway Location PO14 Driveways and crossovers are located so they do not impede the safe and efficient use of the road network.	AO14.1 Only one driveway and crossover is provided. AO14.2 Where the premises has frontage to more than one formed and sealed road and the roads have differing orders in the Road Hierarchy, the driveway and cross-over is provided on the frontage with the lower order. AO14.3 For corner lots, driveways and crossovers are located in accordance with Council's standard drawings. AO14.4 If in the Rural zone or Rural Residential zone , the driveway and cross-over is located to provide minimum safe sight distances in accordance with Austroads. <i>Editor's Note - An operational works application is required for a second driveway.</i>
Bushfire Hazard Management PO15 Where located in a Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Map in Schedule 2 and not in a water service area, an adequate, reliable, safely located and freely accessible water supply is provided for fire fighting purposes, which is in addition to day to day water supply.	AO15 Within a bushfire hazard area where there is no reticulated water supply, the premises has: <ul style="list-style-type: none"> (a) an accessible dam, swimming pool or water tank available for firefighting purposes with an onsite water volume of not less than 5,000 litres; and (b) a water supply outlet pipe 50 millimetres in diameter and fitted with a standard fire brigade fitting connected to the water supply (other than where the water supply is in a swimming pool or dam). <i>Editor's Note — Water supply capacity for firefighting purposes is in addition to water supply capacity for household use.</i>
Flood Hazards PO16 Development is designed and sited to ensure risk to people and property from flooding is avoided or minimised.	AO16.1 Where the development is located in the Flood Hazard Area as shown on Flood Hazard Overlay Map in Schedule 2, the finished floor level of habitable rooms is at least 300 millimetres above the Defined flood event (DFE). OR AO16.2 Where the DFE has not been modelled for the area, the finished floor level of habitable rooms is at least 500 millimetres above the highest recorded flood. <i>Editor's Note—The QDC mandatory provisions MP3.5 also apply to the construction of buildings in flood hazard areas.</i>

Performance outcomes	Acceptable Outcomes
PO17 Underground car parking areas are designed to drain and function safely during a flood event and power failure. <i>Editor's note—Basements should have flood immunity above the 1% AEP defined flood event with alternative means to mechanical pumping used to achieve such immunity.</i>	No acceptable outcome provided
Major Electricity Infrastructure & Substations PO18 Development is sufficiently separated from major electricity infrastructure and substations to minimise the likelihood of nuisance or complaint.	AO18.1 Development including any sensitive land uses is at least: <ul style="list-style-type: none"> (a) 50 metres from a transmission substation; (b) 10 metres from any other substation; and (c) 30 metres from a transmission line easement. AO18.2 Habitable buildings are not located within an easement for a distribution line.
PO19 Development is located and designed to avoid or minimise noise nuisance from the use of infrastructure.	AO19 Noise emissions do not exceed 5db(A) above background noise level internal to a habitable building measured in accordance with AS1055.
PO20 Wherever practicable habitable buildings are orientated to avoid direct overlooking of major electricity infrastructure or substations.	AO20 Where adjoining substations or major electricity infrastructure, habitable buildings are orientated so that the majority of outdoor living areas and windows of habitable rooms face away from the infrastructure.
Earthworks and Drainage PO21 Earthworks and drainage operational works do not directly, indirectly or cumulatively cause adverse impacts external to the development site by: <ul style="list-style-type: none"> (a) causing ponding of water on the site or nearby land; (b) increasing flooding, which adversely affects the safety or use of any land upstream and downstream; (c) adversely affecting the flow of water in any overland flow path; and (d) adversely affecting the privacy or visual amenity of surrounding property. <i>Editor's Note—Development should ensure that filling does not impact on the amenity and usability of neighbouring properties (including loss of privacy caused by relative level changes) or offsite drainage.</i>	AO21 Filling other than accessways: <ul style="list-style-type: none"> (a) does not extend more than the equivalent of 1.5 metres within the urban area boundary and 3m for rural areas, measured from the outer walls of the main building; (b) is limited to a maximum of 500m²; and (c) does not impact on the local drainage of adjoining properties.
Landslide Hazard Area PO22 Development maintains the safety of people, property and hazardous materials stored in bulk from the risk of landslide.	AO22.1 Development, including associated access, is not located on land identified as a landslide hazard area on a Landslide Hazard Overlay Map or areas with 15% slope or greater, as determined by a site-specific slope-analysis <i>Editor's Note—A site-specific geotechnical assessment may be used to demonstrate that although the proposed development is shown on the Landslide Hazard Overlay as being in the moderate, high or very high landslide hazard area, the landslide risk is low or</i>

Performance outcomes	Acceptable Outcomes
	<p>very low.</p> <p>OR</p> <p>AO22.2 A site-specific geotechnical assessment is prepared by a registered professional engineer to certify that:</p> <ul style="list-style-type: none"> (a) the stability of the site, including associated buildings and infrastructure, will be maintained and operational for the life of the development; (b) the site is not subject to the risk of landslide activity originating from other land, including land above the site; and (c) development of the site will not increase the risk of landslide activity on other land. <p><i>Editor's Note— PSP8 Natural Hazards provides further guidance on assessing landslide hazard.</i></p> <p>AO22.3 Any specific measures identified in a site specific geotechnical assessment for stabilising the site or development are to be fully implemented.</p>

9.3.2 Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation Code

9.3.2.1 Application

This code applies to acceptable development subject to requirements and to assessable development identified as requiring assessment against the Caretaker's accommodation, Dwelling unit and Rural workers' accommodation code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).

9.3.2.2 Purpose and overall outcomes

- (1) The purpose of the Caretaker's accommodation, dwelling unit and rural worker's accommodation code is to ensure caretaker's accommodation, dwelling units and rural worker's accommodation achieve an acceptable level of comfort, safety and amenity for occupants and are compatible with non-residential uses on the same site or adjoining premises.
- (2) The overall outcomes sought for the Caretaker's accommodation, dwelling unit and Rural workers' accommodation code are:
 - (a) Caretaker's accommodation, dwelling units and rural workers' accommodation do not compromise the operation of the primary non-residential use of the site.
 - (b) Caretaker's accommodation is used for genuine caretaking or property management purposes.
 - (c) Rural workers' accommodation is used for genuine employees of a rural activity.
 - (d) Caretaker's accommodation, dwelling units and rural workers' accommodation remain ancillary to non-residential uses on the same site.
 - (e) An acceptable level of residential amenity and safety is provided for occupants of caretaker's accommodation, dwelling units and rural workers' accommodation.
 - (f) Caretaker's accommodation, dwelling units and rural workers' accommodation do not adversely impact on the amenity of the local area.

FOR ACCEPTED DEVELOPMENT

The requirements for Acceptable Development are the acceptable outcomes listed in the Table of Assessment. Accepted development that complies with the acceptable solutions is considered to satisfy the requirements. If development complies with

some, but not all, acceptable outcomes, an application for Code Assessment will be necessary and the application will be assessed against the relevant Performance Outcome(s).

FOR ASSESSABLE DEVELOPMENT

Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.

Table 9.3.2.3 - Criteria for assessment

Location Table 9.3.2.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Location	
PO1 Development does not compromise the operation or viability of existing or planned non-residential uses.	AO1.1 A dwelling unit does not occur within 100 metres of land within the Low Impact Industry zone or the Medium Impact Industry zone .
PO2 Caretaker's accommodation is used for bona fide caretaking or property management purposes such that: <ul style="list-style-type: none"> (a) in the Rural zone, or a Centres Zone caretaker's accommodation is required because of the need to caretake a non-residential activity on site; or (b) in the Low Impact Industry zone, the Medium Impact Industry Zone or the Innovation Zone, caretaker's accommodation: <ul style="list-style-type: none"> (i) demonstrates the need for 24 hour care of buildings, operations, plant or equipment; and (ii) is provided at a rate of a least 1000m² of industrial gross floor area on a site to one caretakers accommodation. <p>Editor's Note—Council would require sufficient justification that the caretaker's residence is required for the industry, rural or other activity on the site.</p>	AO2.1 In the Rural zone, caretaker's accommodation is: <ul style="list-style-type: none"> (a) located within 50 metres of the primary use of the site, for which the caretaker is responsible; (b) on a site with a minimum area of 20 hectares, accommodating an existing rural activity; or (c) the only residential use on a site accommodating a business activity, a community activity, an entertainment activity, an industry activity, an infrastructure activity or a recreation activity. AO2.2 In the Low Impact Industry zone or the Medium Impact Industry Zone, caretaker's accommodation is: <ul style="list-style-type: none"> (a) directly associated with and subordinate to the industry activity on site; (b) demonstrates the direct need for 24 hour operations of the industrial activity; (c) the only residential use on the site; and (d) not separately let for other accommodation activities. AO2.3 In the Innovation Zone or a Centres Zone, caretaker's accommodation is: <ul style="list-style-type: none"> (a) directly associated with and subordinate to a non-residential activity on site; and (b) not separately let for other accommodation activities.
PO3 Rural workers' accommodation is located on rural properties of 20 hectares or greater for bona fide employees of a rural use carried out on site.	AO3 Rural workers' accommodation is limited to land in the Rural zone used for agricultural production.

Effects of Use Table 9.3.2.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Effects of Use	

Performance outcomes	Acceptable Outcomes
<p>PO4</p> <p>A caretaker's accommodation, dwelling unit or rural workers' accommodation is ancillary to non-residential activities on the same site.</p>	<p>AO4.1</p> <p>Caretaker's accommodation is occupied by a person or persons having responsibility for the required continued operation, maintenance or management of non-residential activities conducted on the same site over a 24 hour timeframe.</p> <p>AO4.2</p> <p>No more than one caretaker's accommodation is established on site provided that where the site is subject to a Building Unit Plan or Group Title Plan no more than one caretaker's accommodation is located on the original parent parcel.</p> <p>AO4.3</p> <p>Caretaker's accommodation and rural workers' accommodation are not excised from the balance of the site (or would cease to be this use).</p> <p>AO4.4</p> <p>Caretaker's accommodation does not occur on the same site as a dwelling unit.</p> <p>AO4.5</p> <p>In a zone other than the Rural Zone caretaker's accommodation is adjoining and where practicable shares an interconnecting door with the non-residential use for which the caretaker is responsible.</p> <p>AO4.6</p> <p>Caretaker's accommodation and dwelling units are small dwellings.</p> <p>AO4.7</p> <p>Notwithstanding AO4.6, no residential use in either the Low Impact Industry zone or the Medium Impact Industry zone has more than one bedroom or a gross floor area exceeding 65m².</p> <p>AO4.8</p> <p>Rural workers' accommodation has a combined total gross floor area not exceeding 250m² and accommodates no more than 10 persons including employees and, if applicable, their immediate families.</p> <p><i>Editor's Note— Rural workers' accommodation would typically only be occupied on a seasonal basis. If the property owner sought to offer accommodation to people beyond bona fide farm workers approval for a separate use such as short term accommodation would be required.</i></p>

Safety and Amenity Table 9.3.2.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Safety and Amenity	
<p>PO5</p> <p>Development does not place residents at risk of exposure to noise levels, air emissions or odour levels that would cause unacceptable health risks</p>	<p>No acceptable outcome provided</p>

Performance outcomes	Acceptable Outcomes
<p>PO6</p> <p>The design of the caretaker's accommodation, dwelling unit or rural workers' accommodation achieves an acceptable level of residential amenity for residents of the use, including security, visual and acoustic privacy and access to private open space.</p>	<p>AO6.1</p> <p>The residence can be secured so that persons other than the residents cannot gain direct access.</p> <p>AO6.2</p> <p>Bedrooms and living rooms of the caretaker's accommodation, dwelling unit or rural workers' accommodation do not adjoin, and face away from, noise generating activities conducted on the site or adjoining sites.</p> <p>AO6.3</p> <p>The caretaker's accommodation or dwelling unit is provided with a patio, balcony, verandah, deck or garden with an area of not less than 15m² with a minimum horizontal dimension of at least 2.5 metres.</p> <p>AO6.4</p> <p>Rural workers' accommodation is provided in a permanent habitable structure with, as a minimum:</p> <ul style="list-style-type: none"> (a) sleeping quarters; (b) bathroom facilities; (c) living rooms separate to sleeping quarters; and (d) running drinking water supply, plumbed effluent disposal and power supply. <p>or</p> <p>AO6.5</p> <p>Where rural workers' accommodation takes the form of temporary or transportable accommodation:</p> <ul style="list-style-type: none"> (a) ablutions and waste disposal are provided on site; and (b) employees stay no longer than six weeks. <p>Editor's Note — depending on the nature of accommodation and the number of people accommodated special requirements pursuant to the Building Act 1975 or the Workers' Accommodation Act 1952 may apply to rural workers' accommodation.</p> <p>AO6.6</p> <p>The residential use is setback at least 3 metres from any waste servicing area.</p> <p>AO6.7</p> <p>Caretaker's accommodation and rural workers' accommodation is separated by at least 150 metres from:</p> <ul style="list-style-type: none"> (a) the Resource Area/ Processing Area and operational area of any Key Resource Area; (b) any intensive animal industry; (c) any high impact industry. <p>AO6.8</p> <p>Private open space or outdoor living space is sited and orientated so that it is not directly overlooked by other buildings on the site or adjoining premises;</p>

Performance outcomes	Acceptable Outcomes
	or AO6.9 Where direct overlooking from another building is unavoidable, any private living space is screened by a minimum 1.8 metre high solid screen fence or other effective screening devices.
PO7 Sufficient space is available to accommodate the likely parking demand of residents, exclusive of the car parking requirement for the other uses on the site.	AO7 Parking on the site is required in addition to those spaces required for other uses on the site, and is marked for the exclusive use of the residential use. <i>Editor's Note— the rate of car parking required for the use is specified in the Driveways and Parking Code.</i>

9.3.3 Dual Occupancy and Multiple Dwelling Code

9.3.3.1 Application

This code applies to acceptable development which is subject to requirements and to assessable development identified as requiring assessment against the Dual Occupancy and Multiple Dwelling code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).

9.3.3.2 Purpose and overall outcomes

- (1) The purpose of the Dual Occupancy and Multiple Dwelling Code is to ensure dual occupancy and multiple dwellings are of a high quality design which appropriately respond to local character, environment and amenity considerations.
- (2) The overall outcomes sought for dual occupancies and multiple dwellings are as follows:
 - (a) Dual occupancies and multiple dwellings occur only on land that is suited to the development and occupation of residential buildings.
 - (b) Dual occupancies and multiple dwellings have attractive built form which addresses the street and integrates with surrounding development.
 - (c) Dual occupancies and multiple dwellings are consistent with the developed character of the particular neighbourhood and Local Plan area.
 - (d) Dual occupancies and multiple dwellings provide a high standard of privacy and amenity for residents.
 - (e) Dual occupancies and multiple dwellings incorporate building design that responds to Noosa Shire's subtropical climate, taking advantage of natural climatic conditions.
 - (f) Dual occupancies and multiple dwellings are designed to provide for safe, secure and comfortable homes for people with different needs through all stages of life.
 - (g) Dual occupancies and multiple dwellings incorporate high quality landscapes and well designed and useable communal and private open space areas that provide visual relief to the built form.

FOR ACCEPTED DEVELOPMENT

The requirements for acceptable development are the acceptable outcomes listed in the Table of Assessment. Accepted development that complies with all the acceptable solutions is considered to satisfy the requirements. If development complies with some, but not all, acceptable outcomes, an application for Code Assessment will be necessary and the application will be assessed against the relevant Performance Outcome(s).

FOR ASSESSABLE DEVELOPMENT

Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.

Table 9.3.3.3 - Criteria for assessment

Location Table 9.3.3.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Location	
PO1 Development is located within the urban boundaries on land with good access to a variety of essential services and facilities, including retail, commercial, social and medical facilities and public transport services.	No acceptable outcome provided
PO2 A dual occupancy or multiple dwelling occur only on land that is suited to the development and occupation of residential buildings avoiding risk to people or property from natural disaster.	No acceptable outcome provided
PO3 New multiple dwellings contribute to housing choice for small households.	No acceptable outcome provided

Effects of Use Table 9.3.3.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Effects of Use	
PO4 Development does not adversely impact on existing or future infrastructure including water or sewerage utilities, electricity or transport infrastructure.	No acceptable outcome provided

Safety and Amenity Table 9.3.3.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Safety and Amenity	
PO5 Development addresses the street, contributes to the streetscape and does not adversely impact on the amenity of any adjoining land on which residential development is permitted.	A05 Dual occupancy and multiple dwellings do not occur on battleaxe or rear allotments or lots with a frontage less than 10.5 metres in width.
PO6 Development is designed to minimise noise carrying between dwelling units or accommodation units by locating noise sensitive spaces such as bedrooms away from noise generating areas of the development, such as car parking areas or mechanical plant and equipment or recreational facilities.	No acceptable outcome provided.
PO7 Where dwellings form part of a mixed use development, the development provides residents with reasonable privacy and security.	A07.1 Clearly identifiable entry areas for the residents of, and visitors to, multiple dwellings are provided separately from entrances for other site users and provide for safe entry from streets, car parking areas and servicing areas. A07.2 Clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other site users. A07.3

Performance outcomes	Acceptable Outcomes
	<p>Security measures are installed such that site users do not have access to areas that are intended for the exclusive use of residents of, and visitors to, dwellings.</p> <p>A07.4 Dwellings are designed to incorporate suitable noise attenuation and privacy measures to reduce amenity impacts from business uses.</p> <p>A07.5 Windows, balconies and terraces of each dwelling are screened where overlooking a habitable room or private open space of another dwelling within 9 metres.</p>
<p>PO8 Buildings and outdoor spaces are designed to allow for natural surveillance without adversely impacting the privacy of on-site or adjoining residents.</p>	<p>AO8 Development of the site enhances:</p> <ul style="list-style-type: none"> (a) opportunities for passive surveillance of communal spaces including providing well-lit, active and overlooked places and routes; (b) legibility of the site and ease of navigation; (c) clear distinction between public and private spaces; and (d) ease of maintenance <p><i>Editor's Note—development should comply with the principles of Crime Prevention through Environmental Design - Guidelines for Queensland</i></p>
<p>PO9 Development, including entrance ways and outdoor spaces, are designed to protect the personal security and safety of residents as well as legitimate site visitors.</p>	<p>AO9.1 The main entrance is clearly identifiable and visible from the street, footpath, visitor car parking areas and driveway.</p> <p>AO9.2 The internal path network has clear sightlines to the main entry and street access points.</p> <p>AO9.3 Visitors have direct access to the main entrance without passing through private outdoor living areas.</p>
<p>PO10 Multiple dwellings provide accessible housing to accommodate the changing needs and abilities of households including for people with disability.</p>	<p>AO10 Multiple dwellings provide a minimum of 1 in 5 dwellings as accessible housing.</p>
<p>Landscaping PO11 Development:</p> <ul style="list-style-type: none"> (a) enhances liveability and promotes outdoor living; (b) contributes to the visual amenity and natural landscape character of the area; (c) retains existing large trees where practicable; (d) provides privacy between uses; (e) reduces the bulk and scale of development; and (f) conceals services, car parking and manoeuvring areas. 	<p>AO11 Landscaping is provided at the following rate:</p> <ul style="list-style-type: none"> (a) where all dwellings are small dwellings and a minimum of 10% of the total residential gross floor area is affordable rental premises— a minimum of 35% of the site area is landscaped and 60% of this is soft landscaping; or (b) otherwise— a minimum of 40% of the site area is landscaped and 60% of this is soft landscaping.
<p>PO12 Private open space:</p> <ul style="list-style-type: none"> (a) is provided to all dwellings and is adequate in size, shape and dimensions to suit the needs of 	<p>AO12.1 Private open space is provided for each dwelling at the following rate:</p> <ul style="list-style-type: none"> (a) at ground level - a minimum of 25m² directly accessed from living spaces; or

Performance outcomes	Acceptable Outcomes
<p>the occupants;</p> <p>(b) receives adequate sunlight; and</p> <p>(c) is designed and orientated to ensure privacy is maintained between uses.</p>	<p>(b) if above ground level - 12m² with a minimum width of 2.5 metres accessed directly from the living spaces.</p> <p>OR</p> <p>AO12.2 Private open space is provided for each small dwelling at the following rate:</p> <p>(a) at ground level - a minimum of 20m² directly accessed from living spaces and exclusive of clothes drying area; or</p> <p>(b) if above ground level - 9m² with a minimum width of 2.5 metres accessed directly from the living spaces.</p> <p>AO12.3 Private open space contributing to the above calculations has a maximum gradient of 10% (1 in 10) and is clear of any utilities such as gas, water tanks and air conditioning units.</p>
<p>PO13 Safe vehicular access is provided to and from the site without adversely impacting on the safety of the road network.</p>	<p>AO13.1 Development does not gain direct access from any road with a legal speed limit of 80 kilometres per hour or above.</p> <p>AO13.2 Where located on any road of a higher order than local road or where accommodating three or more households, vehicle manoeuvring areas are provided on site such that vehicles enter and leave the site in a forward gear.</p>
<p>PO14 Sufficient on-site car parking is provided to accommodate the number and type of vehicles likely to be generated by the residential use without impacting on the safety or amenity of the adjoining streets.</p>	<p>AO14 Car parking is provided in accordance with Table 9.4.1.4 in the Driveways and Parking Code</p>
<p>PO15 Underground car parking areas are designed to drain and function safely during a flood event and power failure.</p>	<p>No acceptable outcome provided</p>

9.3.4 Special Residential Code

9.3.4.1 Application

This code applies to acceptable development which is subject to requirements and to assessable development identified as requiring assessment against the Special Residential code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).

9.3.4.2 Purpose and overall outcomes

- (1) The purpose of the Special Residential code is to ensure relocatable home parks, residential care facilities, retirement facilities and rooming accommodation:
 - (a) are appropriately located and integrated with the surrounding community;
 - (b) are designed in a manner which meets the needs of and provides a comfortable, adaptable and safe environment for residents; and
 - (c) protect the amenity of surrounding premises.
- (2) The overall outcomes sought for relocatable home parks, residential care facilities, retirement facilities and rooming accommodation are as follows:
 - (a) Development for alternative housing types provide housing diversity and enables people of all budgets to find suitable

accommodation throughout their life cycle.

- (b) The residential use provides a home-like environment that promotes individuality, sense of belonging and independence.
- (c) The residential use is located within the urban boundaries.
- (d) The residential use is designed to be integrated with the surrounding community and provides the opportunity for residents to participate in the wider community.
- (e) The residential use is sited such that there is ease of movement, safety and legibility for residents and visitors.
- (f) The residential use provides for residents to have easy and direct access to public transport and community services and facilities.
- (g) A safe, secure and comfortable living environment is provided for residents.
- (h) The comfort, safety, security, privacy and wellbeing of adjoining residents is protected.
- (i) The residential use provides site and adjoining residents with protection from environmental nuisances.
- (j) The residential use is provided with appropriate connection to reticulated sewerage, water supply, stormwater drainage, electricity, and telecommunications services.

FOR ACCEPTED DEVELOPMENT

The requirements for accepted development are the acceptable outcomes listed in the Table of Assessment. Accepted development that complies with all the acceptable solutions is considered to satisfy the requirements. If development complies with some, but not all, acceptable outcomes, an application for Code assessment will be necessary and the application will be assessed against the relevant Performance outcome(s).

FOR ASSESSABLE DEVELOPMENT

Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.

Table 9.3.4.3 - Criteria for assessment

Location Table 9.3.4.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<i>All Relocatable home parks, Residential care facilities, Retirement facilities and Rooming accommodation</i>	
Location	
PO1 Development has reasonable access to a variety of essential services and facilities, including retail, commercial, social and medical facilities and public transport services.	AO1.1 Development is located within the urban boundary. AO1.2 Development is located in one of the following: <ul style="list-style-type: none"> (a) Community facilities zone; (b) Medium density residential zone; or (c) High density residential zone. AO1.3 For Relocatable home parks, retirement facilities and rooming accommodation: <ul style="list-style-type: none"> (a) the use is located within 400 metres (measured along a sealed footpath with grade of no more than 5%) of a public transport stop; or (b) where no public transport is available, an alternative means of transport, such as a minibus, is made available to the residents. AO1.4

Performance outcomes	Acceptable Outcomes
	Where a health care service is not located within 400 metres, medical or therapy services for residents may form part of the use and be provided on site providing the total proportion of gross floor area used for health care services does not exceed 10%.
PO2 Rooming accommodation is located on a site with convenient access to employment or education.	AO2 Rooming accommodation is located within: <ul style="list-style-type: none"> (a) 1,500 metres walking distance, via a sealed pathway, of land within the Major centre zone or District centre zone or 800 metres of land within the Neighbourhood centre zone; or (b) 800 metres walking distance, via a sealed pathway of a dedicated public pedestrian access point of a hospital or tertiary education establishment; or (c) 400 metres walking distance, via a sealed pathway, of a Translink bus stop.
PO3 Residential uses occur only on land that is suited to the development and occupation of residential buildings without risk to people and property from natural disaster.	No acceptable outcome provided
PO4 Development is located so as to avoid conflicts with surrounding land uses.	AO4 Development does not occur within: <ul style="list-style-type: none"> (a) 150 metres of land within the Low impact industry zone; (b) 200 metres of land within the Medium impact industry zone; (c) the designated separation area of a Key resource activity; or (d) 250 metres of an existing intensive animal industry, intensive horticulture use or a rural industry. <p>Editor's Note—Key resource areas and separation areas are shown on the Regional Infrastructure Overlay Maps contained in schedule 2.</p>
PO5 Development is located on a site with sufficient area to accommodate: <ul style="list-style-type: none"> (a) buildings and structures including accommodation and support facilities; (b) setbacks; (c) vehicle access, parking, manoeuvring and circulation; (d) pedestrian access; and (e) landscaped open space. 	No acceptable outcome provided

Effects of Use Table 9.3.4.3 Criteria for assessment (part)

Performance outcomes	
All Relocatable home parks, Residential care facilities, Retirement facilities and Rooming accommodation	
Effects of Use	
PO6 Development has a residential density that is compatible with the intent of the zone and the preferred character for the local area in which it is located.	No acceptable outcome provided
PO7	

Performance outcomes	
The residential use integrates with the broader neighbourhood and allows residents to interact with the wider community in the vicinity.	No acceptable outcome provided
PO8 Relocatable home parks are inclusive communities providing housing for a broad cross section of households	AO8 A relocatable home park places no limit on the age of potential occupants. <i>Editors note— While a retirement facility limits potential occupants to older members of the community or retired persons, there is nothing that precludes it from incorporating relocatable dwellings. The incorporation of manufactured or relocatable dwellings in itself does not suggest the land use changes to a relocatable home park.</i>
PO9 Development does not adversely impact on existing or future infrastructure including water or sewerage utilities, electricity or transport infrastructure.	No acceptable outcome provided

Design and siting Table 9.3.4.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
All Relocatable home parks, Residential care facilities, Retirement facilities and Rooming accommodation	
Design and siting	
PO10 The residential use is appropriately sited and designed in a manner which: <ul style="list-style-type: none"> (a) integrates with the natural landform and landscape of the site; (b) is compatible with the developed character of its particular neighbourhood; (c) maximises the retention of existing vegetation and allows for spaces and landscapes between buildings; (d) allows sufficient area at ground level for private and communal open space, site facilities, resident and visitor parking and landscaping; and (e) facilitates ease of resident access around the development such that all communal buildings and recreational facilities are conveniently located. 	No acceptable outcome provided

Safety and Amenity Table 9.3.4.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
All Relocatable home parks, Residential care facilities, Retirement facilities and Rooming accommodation	
Safety and Amenity	
PO11 The use does not have a significant adverse impact on the amenity enjoyed by users of adjoining or nearby premises.	AO11 Development ensures that where chemical, laundry or cooking odour is released, exhaust vents are discharged vertically and directed away from adjoining sensitive land uses.
PO12 Safety, security and comfort of residents, staff, visitors and neighbours is considered and incorporated into the design of the facility.	No acceptable outcome provided

Performance outcomes	Acceptable Outcomes
PO13 Development is designed to minimise noise carrying between dwelling units or accommodation units by locating noise sensitive spaces such as bedrooms away from noise generating areas of the development, such as car parking areas or mechanical plant and equipment or recreational facilities.	No acceptable outcome provided
PO14 Development provides for the accommodation needs of users of all ages and abilities at various stages of their lives, allowing for an optimum degree of independence for people with disabilities, seniors, or people requiring assisted living.	AO14 With the exception of a relocatable home park, residential uses that cater for independent living achieve or are able to achieve compliance with Accessible housing design.
PO15 Buildings and outdoor spaces are designed to allow for natural surveillance without adversely impacting the privacy of on-site or adjoining residents.	AO15 Development of the site enhances: <ul style="list-style-type: none"> (a) opportunities for passive surveillance of common spaces including providing well-lit, active and overlooked places and routes; (b) legibility of the site and ease of navigation; (c) clear distinction between public and private spaces; and (d) ease of maintenance. <p><i>Editor's Note—development should comply with the principles of Crime Prevention through Environmental Design - Guidelines for Queensland</i></p>
PO16 Development, including entrance ways and outdoor spaces are designed to protect the personal security and safety of residents as well as legitimate site visitors.	AO16.1 The main entrance is clearly identifiable and visible from the street, footpath, visitor car parking areas and driveway. <p>AO16.2 The internal path network has clear sightlines to the main entry and street access points.</p> <p>AO16.3 Visitors have direct access to the main entrance without passing through private outdoor living areas.</p>
PO17 Building and access works are located, designed and sited to protect persons (including residents with limited mobility) and property in the event of a natural disaster, emergency or power failure.	AO17.1 The residential use has access to a reliable alternative power supply in the event of prolonged power outage or disconnection from grid supplied electricity. <p>AO17.2 The residential use is designed, constructed and operated so as to allow residents and staff including mobility impaired persons to take shelter on site from severe weather events or floods.</p> <p>AO17.3 At a minimum, Residential care facilities, Retirement facilities and Rooming accommodation provide: <ul style="list-style-type: none"> (a) an early warning system; (b) emergency lighting; (c) safe and secure paths of travel to exits; (d) emergency escape exits; (e) protected exit paths; (f) exit signage; </p>

Performance outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> (g) portable fire extinguishers; (h) fire hose reels; (i) fire-fighting water supply; (j) smoke hazard management; and (k) sprinkler systems.
PO18 Development provides acceptable standards of health, safety and amenity for residents.	AO18 Residential care facilities, Retirement facilities and Rooming accommodation provide: <ul style="list-style-type: none"> (a) hygienic and adequately sized and configured kitchen, dining, sanitary and laundry facilities; (b) adequately sized common areas and bedrooms; (c) storage facilities; and (d) adequate ventilation to habitable rooms. <p>Editor's Note—Compliance with this acceptable outcome can be achieved by satisfying the requirements of MP 5.7 - Residential Services Building Standard of the Queensland Development Code.</p>
Landscaping & private open space PO19 Development: <ul style="list-style-type: none"> (a) enhances liveability and promotes outdoor living and social interaction; (b) contributes to the visual amenity and natural landscape character of the area; (c) retains existing large trees where practicable; (d) provides privacy between uses; (e) reduces the bulk and scale of development; and (f) conceals services, car parking and manoeuvring areas. 	AO19.1 Landscaping is provided to a minimum of 40% of the site area and 60% of this is soft landscaping. <p>OR</p> AO19.2 If for small dwellings or for development which provides a ratio of at least three small dwellings to one other dwelling, landscaping is provided to a minimum of 35% of the site area and 60% of this is soft landscaping.
PO20 Private open space is provided to all dwellings and is adequate in size, shape and dimensions to suit the passive and active recreation needs of the occupants.	AO20.1 Private open space is provided for each dwelling at the following rate: <ul style="list-style-type: none"> (a) at ground level—a minimum of 25m² directly accessed from living spaces; or (b) if above ground level—12m² accessed directly from the living spaces. <p>OR</p> AO20.2 Private open space is provided for each small dwelling at the following rate: <ul style="list-style-type: none"> (a) at ground level—a minimum of 20m² directly accessed from living spaces; or (b) if above ground level—10m² with a minimum width of 2 metres accessed directly from the living spaces. <p>OR</p> AO20.3 A minimum of 30m ² of private open space is provided per

Performance outcomes	Acceptable Outcomes
	<p>relocatable home.</p> <p>AO20.4 Private open space contributing to the above calculations has a maximum gradient of 10% (1 in 10) and is clear of any utilities such as gas, water tanks, clothes drying areas and air conditioning units.</p>
<p>PO21 Safe vehicular access is provided to and from the site without adversely impacting on the safety of the road network.</p>	<p>AO21.1 The residential use does not gain direct access from any part of the major road network which has a legal speed limit of 90 kilometres per hour or above.</p> <p>AO21.2 Vehicle manoeuvring areas are provided on site such that vehicles enter and leave the site in a forward gear.</p>
<p>PO22 Site design and layout ensures emergency services personnel and vehicles have access to the premises at all time.</p>	<p>AO22 Efficient and safe access and egress for emergency vehicles is provided.</p>
<p>PO23 Sufficient on-site car parking is provided to accommodate the number and type of vehicles likely to be generated by the residential use having regard to the number of dwellings, residents, visitors or staff (including changeover of shift workers).</p> <p><i>Editor's Note— detailed parking requirements including the rate of vehicle parking are addressed in the Driveway and Parking Code.</i></p>	<p>No acceptable outcome provided</p>

Relocatable home park Table 9.3.4.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
All Relocatable home parks, Residential care facilities, Retirement facilities and Rooming accommodation	
Relocatable home park	
<p>PO24 Relocatable home parks provide housing for permanent residents in relocatable homes.</p>	<p>AO24.1 The relocatable home park accommodates only manufactured homes designed with the capacity to be moved from one position to another.</p> <p><i>Editor's Note— it would be expected that relocated or manufactured homes are fixed or secured to the site (i.e. not on wheels) but not in a manner that prevents future relocation. They would require a development approval for building works.</i></p> <p>AO24.2 The relocatable home park is occupied by permanent residents for whom the premise is their principal place of residence.</p>
<p>PO25 Each relocatable home has the character of a small detached dwelling house.</p>	<p>AO25.1 The relocatable home park does not include recreational vehicles or tents.</p> <p>AO25.2 At least 75% of homes are small dwellings with no single relocatable home exceeding a gross floor area of 120m².</p>

Performance outcomes	Acceptable Outcomes
	AO25.3 Each relocatable home is separated by a distance of at least 2 metres from any other relocatable home (measured from external walls or balconies).

Residential Care Facilities and Retirement Facilities Table 9.3.4.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
All Relocatable home parks, Residential care facilities, Retirement facilities and Rooming accommodation	
Residential Care Facilities and Retirement Facilities	
PO26 Residential care facilities provide appropriate management, supervised care and social and recreational facilities to support and meet the needs of residents of the facility.	No acceptable outcome provided
PO27 The facility meets the needs of anticipated users, and is designed to allow 'aging in place' to occur.	AO27 A range of easily accessible accommodation designs are provided in the development to cater for different individual and household needs.
PO28 For independent living, dwellings are of a small size to accommodate the needs of the residents only.	AO28 Independent living units are small dwellings only.
PO29 Residents have good access to on-site communal and social facilities which are located to maximise opportunities for interaction with and observation of the local community.	AO29.1 Development includes social facilities, including recreational space and communal buildings. AO29.2 Development provides communal buildings and facilities that are easily accessible. AO29.3 Residents are able to easily navigate the site on foot, bicycle, wheelchair, mobility scooter or with the assistance of mobility aids. Editor's Note— compliance with this outcome will be achieved if internal pathways meet AS1428.1 Design for Access and Mobility AO29.4 Communal facilities and open space components of the development are sited to enable interfacing with surrounding public realm areas (such as streets and parks).
PO30 Development provides pedestrian movement areas within the site with: (a) comfortable vantage points to rest, socialise and observe surrounding activities; and (b) opportunities for interesting exercise routines and a variety of circulation options.	AO30.1 Development provides an internal sealed pathway network which links to existing external pathways. AO30.2 Development provides a variety of places to rest at intervals along internal walkways, including shaded seats and handrails.
PO31 The entrance to the office, reception area and guest lounge is designed to be obvious and easily identifiable.	AO31.1 Access to the site by persons other than residents and employees is limited to a single public entry which may be controlled using gates or other security devices. AO31.2

Performance outcomes	Acceptable Outcomes
	<p>The entrance to office/reception and visitor areas are lit and signed.</p> <p>AO31.3 Entrances/exits are located to provide a direct link to driveways and car parking areas.</p>

9.3.5 Visitor Accommodation Code

9.3.5.1 Application

This code applies to acceptable development which is subject to requirements and to assessable development identified as requiring assessment against the Visitor Accommodation code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).

9.3.5.2 Purpose and overall outcomes

- (1) The purpose of the Visitor Accommodation code is to ensure visitor accommodation is appropriately located, designed and operated in a manner which meets visitor needs, protects and enhances landscape values, protects the amenity of surrounding premises and avoids conflicts with surrounding uses.
- (2) The overall outcomes sought for the Visitor Accommodation Code are:
 - (a) Visitor accommodation is compatible with and benefits from Noosa Shire's natural environmental values.
 - (b) Visitor accommodation offers a wide range of experiences for guests both in coastal areas and in the hinterland.
 - (c) Visitor accommodation is located and designed in a manner which sensitively responds to site characteristics.
 - (d) Visitor accommodation does not detrimentally impact upon the biodiversity and natural landscape values of its setting.
 - (e) Visitor accommodation does not deplete housing stock for permanent residents;
 - (f) The density and design of visitor accommodation integrates with the urban or landscape fabric of its particular locality.
 - (g) Visitor accommodation located near permanent residents does not detract from the amenity enjoyed by residents.
 - (h) Visitor accommodation does not impact on the ability of rural land owners to carry out agricultural pursuits.
 - (i) Visitor accommodation provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated.
 - (j) Visitor accommodation forms a key element of the local tourism industry.
 - (k) Visitor accommodation provides for a wide range of visitors.

FOR ACCEPTED DEVELOPMENT

The requirements for Acceptable Development are the acceptable outcomes listed in the Table of Assessment. Accepted development that complies with the acceptable solutions is considered to satisfy the requirements. If development complies with some, but not all, acceptable outcomes, an application for Code Assessment will be necessary and the application will be assessed against the relevant Performance Outcome(s).

FOR ASSESSABLE DEVELOPMENT

Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.

Table 9.3.5.3 - Criteria for assessment

Location Table 9.3.5.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
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Performance outcomes	Acceptable Outcomes
All Visitor Accommodation	
Location	
PO1 Visitor accommodation is located such that it avoids conflicts with nearby land uses.	AO1.1 Visitor accommodation is not located within: <ul style="list-style-type: none"> (a) 150 metres of land within the Low impact industry zone; (b) 200 metres of land within the Medium impact industry zone; (c) the designated separation area of a Key Resource Area; (d) 250 metres of an intensive animal industry, intensive horticulture use or rural industry; or (e) 100 metres of agricultural operations on adjoining premises. <p><i>Editor's Note— Key Resource Areas and separation areas are shown on the Extractive Resources Overlay Map</i></p> AO1.2 Visitor accommodation is not within 100 metres of an educational establishment or childcare centre.
PO2 Development is located on a site with an area sufficient to accommodate the use without detracting from the character and amenity of the local area, including residential amenity.	AO2.1 Within the urban boundaries, the site of a tourist park has a minimum area of 8,000m ² . AO2.2 In the Rural zone the site used for a tourist park has a minimum area of 10 hectares. AO2.3 In the Rural zone or Rural Residential zone the site used for Nature-based tourism or short-term accommodation has a minimum area of 4 hectares.

Effects of Use Table 9.3.5.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
All Visitor Accommodation	
Effects of Use	
PO3 Development has a scale and density that is compatible with the intent of the zone and the preferred character for the local area in which it is located.	No acceptable outcome provided
PO4 Visitor accommodation is located such that it preserves the safety of guests and does not impact on the function of infrastructure including: <ul style="list-style-type: none"> (a) the major road network; (b) the North Coast railway line; (c) existing and future electricity supply infrastructure; and (d) water supply and waste water treatment. 	AO4.1 Accommodation adjacent to or within 50 metres of an existing electricity substation incorporates noise attenuation measures to mitigate noise impacts. AO4.2 Buildings and structures (including swimming pools, sheds, tennis courts and outbuildings) are not constructed under overhead electricity transmission lines, or within electricity easements. AO4.3 Accommodation

Performance outcomes	Acceptable Outcomes
	<p>(a) within a designated transport noise corridor; or</p> <p>(b) within 100 metres of an existing electricity substation—</p> <p>(i) incorporates noise attenuation measures to mitigate noise impacts and;</p> <p>(ii) guests are not accommodated in lightweight shelters (such as tents, yurts, recreational vehicles, or relocatable dwellings).</p> <p>Editor's Note— <i>The State Planning Policy Interactive Mapping System can be used to find out if a property is located in a designated transport noise corridor or close to electricity infrastructure.</i></p> <p>AO4.4 Accommodation within a water catchment area relies on minimal clearing of natural vegetation, earthworks, and movement of sediments or nutrients from the site and any on-site disposal of effluent is to a secondary treatment standard.</p> <p>Editor's Note— <i>The water supply buffer area is shown on the Regional Infrastructure Overlay Maps.</i></p> <p>AO4.5 Accommodation does not occur within 400 metres of a sewerage treatment plant.</p>

Safety and amenity Table 9.3.5.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
All Visitor Accommodation	
Safety and amenity	
<p>PO5 Walkways, carparks and publicly accessible facilities, including toilets, and bicycle racks are located and designed to allow casual surveillance by other persons.</p>	No acceptable outcome provided
<p>PO6 Pathways allow clear sightlines in all directions.</p>	No acceptable outcome provided
<p>PO7 Adequate lighting is provided to building entrances, carparks and pedestrian routes.</p>	No acceptable outcome provided
<p>PO8 Buildings and outdoor spaces are designed to allow for natural surveillance without adversely impacting the privacy of guests or neighbouring premises.</p>	<p>AO8.1 For accommodation consisting of multiple lettable tenancies the office or reception area:</p> <p>(a) is located at the front of the site or is easily identified from the street; and</p> <p>(b) enables surveillance of entry points.</p> <p>AO8.2 The entry points to accommodation are clearly identifiable and accessible from the car parking areas and pathways without passing through private open space areas.</p> <p>AO8.3 Accommodation is sited so as not to overlook the living areas of</p>

Performance outcomes	Acceptable Outcomes
	neighbouring premises.
Landscaping PO9 Adequate landscaped area: <ul style="list-style-type: none"> (a) is provided for the benefit of guests; (b) contributes to establishing an attractive and safe streetscape; and (c) protects the amenity and privacy of adjoining residents. 	AO9.1 Within urban boundary a minimum of 30% of the site, inclusive of any buffer or setback areas, is developed and maintained as landscaped area for the benefit of occupants, excluding mixed use buildings with non-residential uses fronting Gympie Terrace where a minimum of 10% is required. AO9.2 A landscaped area is provided and maintained within the site for a minimum width of: <ul style="list-style-type: none"> (a) for a mixed use building with non-residential uses fronting Gympie Terrace, Noosaville: <ul style="list-style-type: none"> (i) 1 metre adjacent to a road frontage; and (ii) 2 metres adjacent to the rear property boundary; or (b) unless otherwise specified above: <ul style="list-style-type: none"> (i) 3 metres adjacent to a road frontage; and (ii) 2 metres adjacent to side and rear property boundaries.
Vehicles PO10 The operation of visitor accommodation avoids the parking of buses within low level residential streets.	AO10 Where adjoining properties in the Low Density Residential or Medium Density Residential zones and located on a <i>local road</i> as defined on the road network hierarchy, the use does not involve parking of buses including 4WD buses, exceeding either a 20 seat capacity or 8 tonne gross vehicle mass on or around the site.
PO11 Safe vehicular access is provided to and from the site without adversely impacting on the safety of the road network.	AO11.1 Visitor Accommodation is directly accessible from a sealed road or a good standard gravelled road. AO11.2 Visitor accommodation does not gain direct access from part of the major road network which has a legal speed limit of 90 kilometres per hour or above. AO11.3 Where: <ul style="list-style-type: none"> (a) the site gains access from part of the major road network; or (b) more than 10 guests are accommodated— vehicle manoeuvring areas are provided on site such that vehicles enter and leave the site in a forward gear.
PO12 Sufficient on-site car parking is provided to accommodate the number and type of vehicles likely to be generated by the visitor accommodation having regard to the number of guests, staff or visitors.	AO12.1 Visitor car parking spaces are: <ul style="list-style-type: none"> (a) accessible at all times; (b) not located behind locked gates; and (c) not located in tandem with a garage or other car parking space

Performance outcomes	Acceptable Outcomes
	<p>AO12.2 Short term parking is provided near the office to allow for check-in and check-out.</p> <p>Editor's Note— the rate of car parking required is addressed in Part 9.4.1 Driveways and Parking Code</p>
<p>PO13 Visitor accommodation is provided with a level of infrastructure and services that:</p> <ul style="list-style-type: none"> (a) is appropriate to its location and setting; (b) maintains environmental and public health; and (c) is commensurate with the needs of users. 	<p>AO13.1 Visitor accommodation is:</p> <ul style="list-style-type: none"> (a) connected to the reticulated sewer infrastructure network; or (b) where not located in a sewered area, the premises are connected to an onsite effluent treatment and disposal system. <p>Editor's Note—the <i>Plumbing and Drainage Act 2003</i> sets out requirements for on-site effluent treatment and disposal.</p> <p>AO13.2 Visitor accommodation is:</p> <ul style="list-style-type: none"> (a) connected to the reticulated water supply infrastructure network; or (b) where reticulated water supply is not available, provided with an alternative drinking water supply source (e.g. rainwater) that complies with the Australian Drinking Water Guidelines (NHMRC,2011)

Tourist Parks (including camping grounds) Table 9.3.5.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Tourist Parks (including camping grounds)	
<p>PO14 The tourist park is of a size and layout that ensures:</p> <ul style="list-style-type: none"> (a) it can accommodate the intended use, having regard to varying styles and sizes of accommodation; (b) caravans and recreational vehicles can be easily manoeuvred onto or removed from sites; (c) adequate separation is provided between occupants of sites and property boundaries to ensure visual and acoustic privacy for occupants; and (d) guests have a level of residential amenity appropriate for short term stay. 	<p>AO14.1 Outside the urban boundaries:</p> <ul style="list-style-type: none"> (a) site density does not exceed five camping or caravan sites per hectare; and (b) the total area of all buildings and roofed structures associated with the use does not exceed 250m².
<p>PO15 The entrance and exit are of sufficient width to allow for two motorhomes or vehicles towing caravans to safely pass one another.</p>	<p>AO15.1 The entrance road width meets the following minimum requirements:</p> <ul style="list-style-type: none"> (a) for a two-way entrance/exit road– 7 metres; or (b) for a one-way entrance road– <ul style="list-style-type: none"> (i) 7 metres if incorporating a standing bay, or (ii) otherwise– 4 metres; or (c) for a one-way exit road– 4 metres. <p>AO15.2 A short term standing area with minimum dimensions of 4 metres x 20 metres is provided either as a separate bay or as part of a</p>

Performance outcomes	Acceptable Outcomes
	one-way entrance road.
PO16 The internal road layout and design caters for all anticipated vehicle use enabling suitable manoeuvrability and safety and avoiding congestion.	AO16 For internal roads: <ul style="list-style-type: none"> (a) vehicular access is provided to each caravan, tent and cabin site; (b) emergency vehicles can access all buildings and each caravan, tent and cabin site; (c) roads have a drained all weather surface; and (d) roads have a minimum width of 4 metres if one-way or 6 metres if two-way
PO17 Landscape buffers and screening minimise adverse visual impacts on the streetscape and neighbouring uses.	AO17.1 A 2 metre wide landscaped buffer is provided along all road frontages. AO17.2 A 3 metre wide landscaped buffer is provided along all other boundaries. AO17.3 Laundry, toilet and washing facilities are not located within 12 metres of a property boundary.
PO18 Areas dedicated to storage, vehicle wash-down, waste collection and disposal (including dump points), clothes drying or other utilities do not: <ul style="list-style-type: none"> (a) detract from the amenity of the local area; (b) cause nuisance to park guests; or (c) pollute stormwater. 	No acceptable outcome provided
PO19 On large properties outside the urban boundaries the overnight parking of fully self-contained recreational vehicles is facilitated where: <ul style="list-style-type: none"> (a) no infrastructure or guest facilities are provided; (b) no recreational vehicles are provided by the host or permanently parked on site; (c) the use does not interfere with existing rural activities on adjoining premises; (d) the amenity of the surrounding area is protected; and (e) there is no adverse impact on the safety, efficiency and functioning of the road network. 	AO19.1 Self-contained camping: <ul style="list-style-type: none"> (a) occurs on sites at least 10 hectares in area located outside the urban boundaries; (b) is no closer than 100 metres from a rural activity on an adjoining property; (c) ensures parked recreational vehicles are visually screened from any dwelling on adjoining properties; (d) provides guests with no power, drinking water, ablutions, cooking facilities, refuse bins or dump point facilities; and (e) allows for no more than five recreational vehicles to be parked on site over any night. AO19.2 Guests: <ul style="list-style-type: none"> (a) are accommodated in self-contained recreational vehicles containing fresh water, grey water and black water storage; (b) supply their own accommodation; and (c) stay no more than four consecutive nights. AO19.3 Safe vehicular access to and from the site for heavy vehicles is provided in accordance with Council's standard drawings.

Performance outcomes	Acceptable Outcomes
	<i>Editor's Note— Proponents should enquire as to the appropriate standard based on the particular road and the specific proposal.</i>

Nature-based tourism (where including accommodation) Table 9.3.5.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Nature-based tourism (where including accommodation)	
PO20 Nature-based tourism: <ul style="list-style-type: none"> (a) has an indelible connection with the environmental, cultural heritage or scenic amenity values of the site and these values are protected through the use; (b) adopts construction methods that have minimal environmental impact; (c) is designed and operated in a manner that promotes the conservation of resources such as energy and water; (d) adopts best practice waste and recycling systems; (e) remains subordinate to rather than dominating the natural features of the site with a site layout and design that blends into the landscape; and (f) contributes to the wellbeing of the natural areas and community in which it is located. 	AO20.1 The Nature-based tourism accommodation is located within 1 kilometre and has a direct association with: <ul style="list-style-type: none"> (a) an area of environmental, natural or scenic significance such as a National Park, nature refuge, nature reserve, mountain range, lake or waterway; or (b) a publicly accessible recreational feature such as the Noosa Trail Network. AO20.2 Buildings and structures do not occupy more than 5% of the site area with no more than 1,000m ² of gross floor area. AO20.3 Buildings take the form of small, separate freestanding cabins. AO20.4 The development supplies the equivalent of at least 33% of its power needs through renewable sources such as the installation of photovoltaic cells. AO20.5 The development harvests rainwater for use on site meeting at least 75% of its water requirements. AO20.6 Stormwater and drainage design ensures the natural hydrology is not adversely impacted and water is reused on site. AO20.7 Development including access ways is generally limited to areas already cleared of natural vegetation. AO20.8 The retention of existing mature trees is maximised in order to retain the landscape character of the area. AO20.9 New landscaping is dominated by locally endemic species, reflecting as close as practicable the natural state of the site. AO20.10

Performance outcomes	Acceptable Outcomes
	<p>Accommodation buildings are designed and constructed to take advantage of the sun and breezes to heat buildings in winter and cool them in summer.</p> <p>AO20.11 Buildings have construction materials and colour palettes that respond to the textures and colours of the surrounding landscapes to allow the buildings to blend and not stand out in their natural surroundings.</p> <p>Editor's Note— <i>Appropriate colours will depend on the existing native vegetation and backdrop, but may include muted tones such as green, olive green, blue green, grey green, yellow green, green blue, indigo, brown, and blue grey. Adaptive reuse of well-established rural buildings is encouraged.</i></p>
<p>PO21 Nature based tourism provides experiences that increase visitor appreciation and understanding of natural and cultural values.</p>	<p>AO21.1 Guests have the opportunity to participate in low impact non-motorised nature based recreational pursuits (such as bushwalking, kayaking, bicycle riding or observing wildlife).</p> <p>AO21.2 The use provides for environmental or cultural heritage interpretation and education.</p>

Short term accommodation Table 9.3.5.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Short term accommodation	
<p>PO22 In mixed use developments, buildings are designed and uses operated to ensure resident guests:</p> <ul style="list-style-type: none"> (a) are not unduly impacted by business or entertainment activities; (b) are afforded a high level of privacy and security; and (c) have access to a reasonable level of private outdoor living space. 	<p>AO22.1 Mixed use building formats ensure:</p> <ul style="list-style-type: none"> (a) separate identifiable, well lit and safe pedestrian access to building entries and units; (b) private accommodation spaces are clearly defined by using features such as low walls, changes in surface texture or other landscape treatments; and (c) business or entertainment customers and patrons do not have access to areas that are intended for the exclusive use of resident guests. <p>AO22.2 Accommodation units are provided with private open space or a balcony directly accessible from a habitable room that:</p> <ul style="list-style-type: none"> (a) is a minimum area of 6m²; (b) has a minimum dimension of 2 metres; and (c) does not accommodate air conditioning units.
PO23	AO23.1

Performance outcomes	Acceptable Outcomes
<p>Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; and (e) building entrances, loading and storage areas that are well lit and lockable after hours. 	<p>Walkways, car parks and publicly accessible facilities, including toilets, and bicycle racks are located and designed to allow casual surveillance by other persons.</p> <p>AO23.2 Pathways allow clear sightlines in all directions.</p> <p>AO23.3 Adequate lighting is provided to building entrances, car parks and pedestrian routes.</p> <p>AO23.4 The property, including service areas can be secured at night time.</p> <p>Editor's Note— Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>
<p>PO24 Short term accommodation is limited to formats compatible with the character and use of the area so as not to cause unreasonable loss of residential amenity to adjoining permanent residential areas, having regard to:</p> <ul style="list-style-type: none"> (a) the privacy of residents on the subject property or adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the character and uses within the property or surrounding area; (d) the impact on the safety and efficiency of the local road network; (e) the impact of waste storage areas on the visual amenity of the area or sensitive land uses; and (f) any impact on shared vehicular access or parking. 	<p>No acceptable outcome provided</p>
<p>PO25 Short-term accommodation in the Rural or Rural Residential Zone:</p> <ul style="list-style-type: none"> (a) is at a small scale and low density and does not detract from the rural or rural residential amenity of adjoining properties; (b) takes the form of small separate buildings rather than large floor plates; and (c) complements permanent housing for the resident occupant(s) 	<p>AO25.1 In the Rural and Rural Residential Zones, short-term accommodation buildings and structures do not occupy more than 1% of the site area</p> <p>AO25.2 For visitor accommodation in the Rural or Rural residential zone, site density does not exceed one accommodation building per hectare.</p> <p>AO25.3 If visitor accommodation takes the form of a single guest house or lodge with shared facilities, building articulation and distinct roof forms minimise the visual bulk of the building.</p>

9.3.6 Home-Based Business Code

9.3.6.1 Application

This code applies to acceptable development which is subject to requirements and to assessable development identified as requiring assessment against the Home-based business code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).

9.3.6.2 Purpose and overall outcomes

- (1) The purpose of the Home-based business code is to ensure that home-based businesses are established and operated in a manner which:
 - (a) contributes positively to the Shire's economy and employment;
 - (b) protects the amenity of surrounding premises;
 - (c) has minimal impact on the environment;
 - (d) promotes entrepreneurship; and
 - (e) allows for positive, well balanced lifestyle opportunities
- (2) The overall outcomes sought for home-based businesses are:-
 - (a) A home-based business is domestic in scale and operates in a manner that is subordinate to the residential use on the premises.
 - (b) A home-based business is compatible with the preferred character of the local area.
 - (c) A home-based business operates without compromising the safety of, and amenity enjoyed by, adjoining and nearby residents.
 - (d) A home-based business does not impact on the ability of existing nearby businesses or community uses to operate.
 - (e) A home-based business does not involve the storage of dangerous goods in quantities greater than that reasonably expected in the residential, rural residential or rural area in which it is located.
 - (f) A home-based business does not generate large volumes of solid or liquid waste, does not produce trade waste, contaminate land or pollute waters.
 - (g) A home-based business does not involve the storage or display of any goods visible from outside the dwelling.
 - (h) A home-based business generates minimal traffic volumes, no greater than those reasonably expected in the surrounding area.

FOR ACCEPTED DEVELOPMENT

The requirements for Acceptable Development are the acceptable outcomes listed in the Table of Assessment. Accepted development that complies with the acceptable solutions is considered to satisfy the requirements. If development complies with some, but not all, acceptable outcomes, an application for Code Assessment will be necessary and the application will be assessed against the relevant Performance Outcome(s).

FOR ASSESSABLE DEVELOPMENT

Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.

Table 9.3.6.3 Criteria for assessment

Performance Outcomes	Acceptable Outcomes
Location	
PO1 Home-based business is located where it does not impact on the residential amenity enjoyed by users of adjacent premises.	No acceptable outcome provided.
PO2 Development occurs on a site with adequate area for the proposed use, including client and guest parking without adverse impact on neighbouring properties.	No acceptable outcome provided

Effects of Use Table 9.3.6.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Effects of Use	

Performance Outcomes	Acceptable Outcomes
Accommodation PO3 Home hosted accommodation: <ul style="list-style-type: none"> (a) is not to be located in a Centre Zone; (b) guests are accommodated for a short-term stay and the dwelling is not the usual residence of the guests; and (c) guest accommodation is not self-contained. 	AO3.1 Home hosted accommodation is not to be located in a Centre Zone. AO3.2 Guests stay no more than 14 consecutive nights. AO3.3 Guests have only limited facilities for preparing food and beverages and no laundry. <i>Editor's note - for the purposes of home hosted accommodation it is considered appropriate to provide a small area with a kettle, toaster and bar fridge to prepare hot beverages, light snack or continental breakfast but not a kitchen.</i>
Scale PO4 The home-based business is an inconspicuous component of, and ancillary to the residential use of the dwelling.	AO4.1 Where not in the Rural zone and Rural Residential zone, the home-based business is conducted: <ul style="list-style-type: none"> (a) within a dwelling, limited to a maximum 40% of the gross floor area; or (b) within another enclosed structure on the site of a dwelling house. AO4.2 Where in the Low Density Residential zone, the home-based business occupies no more than 20m ² outdoor area. AO4.3 The home-based business does not occupy an area greater than: <ul style="list-style-type: none"> (a) in the Rural Residential Zone - 150m²; (b) in the Rural Zone 1% of the site area or 300m², whichever is lesser. AO4.4 The home-based business is operated by a resident (or residents) of the dwelling. AO4.5 For home hosted accommodation, the number of guests does not exceed: <ul style="list-style-type: none"> (a) in the Rural Zone and the Rural Residential Zone— six guests accommodated in up to three guest bedrooms; (b) otherwise - four guests accommodated in up to two guest bedrooms. AO4.6 Where the business involves classes of more than four people: <ul style="list-style-type: none"> (a) no more than four classes are held per week; and (b) no more than 10 people attend a class. AO4.7 Outside the circumstances of AO4.5 and AO4.6 above, the

Performance Outcomes	Acceptable Outcomes
	<p>maximum number of persons on site for business purposes, including the resident operator(s) is:</p> <ul style="list-style-type: none"> (a) in the Low Density Residential Zone, Rural Zone or Rural Residential Zone - six persons; (b) in the Medium Density Residential Zone, High Density Residential Zone and any Centre Zones - no more than three persons attend the site for business purposes at any one time and no more than one of those is an employee; (c) otherwise - four persons. <p>AO4.8 Commercial deliveries, collections or passenger transfers, are limited to a vehicle no bigger than a courier van or minivan and no more than two deliveries or collections per day.</p>
<p>Retail uses PO5 The home-based business does not constitute a shop.</p>	<p>AO5.1 With the exception of mail order or internet sales, only goods that are grown or manufactured on site are available for retail sale.</p> <p>or</p> <p>AO5.2 The sale of goods not manufactured on site is ancillary to the service provided by the home-based business.</p> <p>Editor's Note— <i>As examples, it would be reasonable for a hairdresser to sell hair care products as a complementary service to clients, a naturopath to sell homoeopathic remedies to patients or an art teacher to sell art supplies to students.</i></p> <p>AO5.3 Where not in the Rural zone and Rural Residential zone, where goods are offered for sale from the premises, the display of such goods:</p> <ul style="list-style-type: none"> (a) does not occur outside of a building; (b) is not visible from the street or another public place; and (c) does not occupy more than 16m² of gross floor area. <p>AO5.4 In the Rural zone and Rural Residential zone, retail sales occupy an area of no more than 16m².</p>

Safety and Amenity Table 9.3.6.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Safety and Amenity	
<p>Privacy PO6 The business operation does not disrupt the privacy of neighbours.</p>	<p>AO6 Where employees, customers, clients or guests attend the site, the entrance to the business is visible and easily accessible from the car parking areas so as to cause minimal disturbance to adjoining premises.</p>
<p>Hours of Operation PO7</p>	<p>AO7.1</p>

Performance Outcomes	Acceptable Outcomes
<p>The hours of operation for the home-based business are controlled so that the use does not adversely impact the amenity of neighbours.</p>	<p>Where located within a Residential zone or Rural Residential zone, with the exception of overnight guests, no customers, clients, employees or deliveries attend the site:</p> <ul style="list-style-type: none"> (a) between the hours of 7:00pm and 7:00am Monday to Friday; or (b) on weekends or public holidays. <p>AO7.2 Where located within a Centre zone, no customers, clients, employees or deliveries attend the site:</p> <ul style="list-style-type: none"> (a) between the hours of 7:00pm and 7:00am Monday to Friday; or (b) on weekends or public holidays. <p>AO7.3 The business does not generate any noise audible beyond the property boundaries outside the hours of 8.00am to 5.00pm, Monday to Friday excluding public holidays.</p>
<p>Safety and Environmental Nuisance PO8</p> <p>The nature and operation of the home-based business does not result in noise, vibration, odour, dust, other air pollutants, light, glare or radio or electrical emissions that can be experienced outside the subject property.</p>	<p>AO8.1 On properties less than 4 hectares in area the home-based business does not include any High impact home based business activities.</p> <p>AO8.2 The home-based business does not produce noise which exceeds the background noise level plus 5 dB(A) at the site boundaries.</p> <p>AO8.3 The home-based business does not produce any dust, fumes, smoke or odour emissions discernible beyond the site boundaries.</p> <p>AO8.4 Noise generating machinery or mechanical plant used for the home-based business is enclosed within a building and not located within 100 metres of a sensitive land use including a dwelling house on an adjoining property.</p>
<p>PO9</p> <p>The home-based business is operated in a manner that does not pose an unacceptable health or safety risk to operators, employees, clients, neighbouring residents or the general public.</p>	<p>AO9.1 Quantities of chemicals, gases or other hazardous materials do not exceed the limits reasonably associated with a residential use.</p> <p>AO9.2 Storage of flammable and combustible liquids complies with the storage provisions in Section 2 of <i>Australian Standards AS1940 - The Storage and Handling of Flammable and Combustible Liquids</i>.</p> <p>Editor's Note— <i>Businesses should comply with any industry regulations and codes of practice. Some businesses, for instance those involving preparation of food for public consumption or penetration of the skin, will need to be licenced.</i></p>
<p>Traffic PO10</p>	<p>AO10.1</p>

Performance Outcomes	Acceptable Outcomes
<p>The home-based business does not:</p> <ul style="list-style-type: none"> (a) impact on the safety and amenity of the road network in the immediate area; or (b) generate traffic impacts greater than that which might reasonably be expected in the residential, rural residential or rural setting of the site. 	<p>Operation of the home-based business including parking and commercial deliveries is undertaken within the site boundaries.</p> <p>AO10.2 Where the site gains access from an arterial road, distributor road or collector road, vehicle manoeuvring areas are provided in accordance with the current Australian Standards for off-street car parking so vehicles enter and leave the site in a forward gear.</p> <p>AO10.3 Where located in a residential zone and gaining access to a local road, the business does not involve heavy vehicles.</p> <p>AO10.4 The use:</p> <ul style="list-style-type: none"> (a) is directly accessible from a sealed road or a good standard graveled road; and (b) does not gain direct access from a road with a legal speed limit of 90 kilometres per hour or above. <p><i>Editor's Note—The road hierarchy is shown in the Regional Infrastructure Overlay Map. Proponents can enquire with Council as to the level of any particular road.</i></p>
<p>Vehicle parking PO11 Adequate off-street vehicle parking is provided for the users of the home-based business without causing adverse impact to the residents of adjoining properties.</p>	<p>AO11 Parking is provided in accordance with Table 9.4.1.4 of the Driveways and Parking Code</p>
<p>Services PO12 The home-based business generates no greater load upon utilities servicing the site than would reasonably arise from a residential use on the site.</p>	<p>AO12 Development—</p> <ul style="list-style-type: none"> (a) has a source of power which does not exceed a total connected load of 2.0kW; (b) places a demand on any reticulated water supply of not more than 3 litres per day per square metre of the floor area related to the business and does not decrease head (pressure) to less than fire-fighting standard; (c) where in areas not serviced by reticulated water and/or sewerage, does not impose any additional loadings than provided for by existing on-site water supplies and household wastewater treatment and disposal systems; (d) does not involve the discharge of trade waste to the reticulated sewerage service or stormwater; and (e) does not place demand on reticulated sewerage services beyond which could be anticipated by a dwelling house.
<p>Bushfire Hazard Management PO13 Where located in a Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Map in Schedule 2 and not in a water service area, an adequate, reliable, safely located and freely accessible water supply is provided for fire fighting purposes, which is in addition to day to day water supply.</p>	<p>AO13 Within a bushfire hazard area where there is no reticulated water supply, the premises has:</p> <ul style="list-style-type: none"> (a) an accessible dam, swimming pool or water tank available for firefighting purposes with an onsite water volume of not less than 5,000 litres; and (b) a water supply outlet pipe 50 millimetres in diameter and fitted with a standard fire brigade fitting connected to the

Performance Outcomes	Acceptable Outcomes
	<p>water supply (other than where the water supply is in a swimming pool or dam).</p> <p>Editor's Note — <i>Water supply capacity for firefighting purposes is in addition to water supply capacity for household use.</i></p>
<p>Flood Hazard Area PO14</p> <p>Where located in the Flood Hazard Area as shown on Flood Hazard Overlay Map in Schedule 2 the development is designed and sited to ensure risk to people and property from flooding is avoided or minimised.</p>	<p>AO14.1</p> <p>The finished floor level of habitable rooms is at least 300 millimetres above the Defined flood event (DFE).</p> <p>OR</p> <p>AO14.2</p> <p>Where the DFE has not been modelled for the area, the finished floor level of habitable rooms is at least 500 millimetres above the highest recorded flood.</p> <p>Editor's note—<i>The QDC mandatory provisions MP3.5 also apply to the construction of buildings in flood hazard areas.</i></p>
<p>Landslide Hazard Area PO15</p> <p>Development maintains the safety of people, property and hazardous materials stored in bulk from the risk of landslide.</p>	<p>AO15.1</p> <p>Development, including associated access, is not located on land identified as a landslide hazard area on a Landslide Hazard Overlay Map.</p> <p>AO15.2</p> <p>Development, including associated access, is located outside moderate, high and very high landslide hazard areas and areas with 15% slope or greater, as determined by a site-specific slope-analysis.</p> <p>Editor's Note—<i>A site- specific geotechnical assessment may be used to demonstrate that although the proposed development is shown on the Landslide Hazard Overlay as being in the moderate, high or very high landslide hazard area, the landslide risk is low or very low</i></p> <p>AO15.3</p> <p>A site-specific geotechnical assessment is prepared by a registered professional engineer to certify that:</p> <ul style="list-style-type: none"> (a) the stability of the site, including associated buildings and infrastructure, will be maintained and operational for the life of the development; (b) the site is not subject to the risk of landslide activity originating from other land, including land above the site; and (c) development of the site will not increase the risk of landslide activity on other land. <p>Editor's Note—<i>PSP8 Natural Hazards provides further guidance on assessing landslide hazard.</i></p> <p>AO15.4</p> <p>Any specific measures identified in a site specific geotechnical assessment for stabilising the site or development are to be fully implemented.</p>

9.3.7 Business Activities Code

9.3.7.1 Application

This code applies to acceptable development which is subject to requirements and to assessable development identified as requiring assessment against the business activities code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).

9.3.7.2 Purpose and overall outcomes

- (1) The purpose of the Business Activities code is to ensure business activities:
 - (a) are developed within the context of the zone, locality and character in which they are located;
 - (b) are developed in a manner consistent with the Noosa Shire Centres Hierarchy;
 - (c) provide access to adequate levels of goods and services for existing and future populations and contribute positively to the Shire's economy and employment;
 - (d) mitigate and manage potential adverse impacts associated with Business Activities on residential land uses; and
 - (e) are of a high quality design which appropriately responds to local character, amenity and environmental values.
- (2) The overall outcomes sought for the Business Activities code are:
 - (a) Business activities are consistent with and reinforce the Noosa Shire Centres Hierarchy.
 - (b) Business activities are designed and sited in a manner that responds to the zone and locality in which they are located, streetscape characteristics and surrounding land uses.
 - (c) Business activities contribute to the economic vibrancy of the centre in which they are located.
 - (d) Business uses are of a type, scale and intensity suitable to their location, surrounding development and character.
 - (e) Site layout, building design and landscape treatments provides efficient and safe conduct of business activities, vehicle access and manoeuvrability.
 - (f) Building design is of a low key human scale and responds to Noosa's sub-tropical climate.
 - (g) Development integrates with natural landforms and landscape features and protects heritage values.
 - (h) Business activities manage potential negative impacts such as noise, privacy, lighting and hours of operations on residential land uses.
 - (i) Business activities are located and designed to provide a safe and secure environment for patrons and employees.

FOR ACCEPTED DEVELOPMENT

The requirements for Acceptable Development are the acceptable outcomes listed in the Table of Assessment. Accepted development that complies with all the acceptable solutions is considered to satisfy the requirements. If development complies with some, but not all, acceptable outcomes, an application for Code Assessment will be necessary and the application will be assessed against the relevant Performance Outcome(s).

FOR ASSESSABLE DEVELOPMENT

Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.

Table 9.3.7.3 - Criteria for Assessment

Location Table 9.3.7.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
All Business activities	
Location	
PO1 Business activities are compatible with the purpose of the zone in which they locate and the site is suitable for the use having regard to accessibility, infrastructure and servicing.	No acceptable outcome provided
PO2 The business activity is located within an existing business centre	No acceptable outcome provided

or visitor centre shown in the Noosa Shire Centres Hierarchy or in an industrial zone or is ancillary to a lawful food production enterprise or creative industry in the Rural zone.

Effects of Use Table 9.3.7.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Effects of use	
PO3 Business activities are of a type, scale and intensity that is consistent with the zone, locality and character of the area in which it is located and reinforces the Noosa Shire Centres Hierarchy.	No acceptable outcome provided
PO4 Business activities contribute to the local economy and vibrancy of the area in which it is located.	No acceptable outcome provided

Infrastructure Table 9.3.7.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Major Infrastructure	
PO5 Development is sufficiently separated from infrastructure including electricity infrastructure and substations to minimise the likelihood of nuisance or complaint.	AO5.1 Buildings and structures are not constructed under overhead electricity transmission lines, or within easements. AO5.2 Development adjacent to or within 50 metres of a substation, major electricity infrastructure or major utility incorporates noise attenuation measures such that noise levels do not exceed 5db(A) above background noise level internal to buildings measured in accordance with AS1055. AO5.3 Where adjoining substations, major electricity infrastructure or major utilities, buildings are orientated so that the majority of windows and doors face away from the infrastructure.

Building design & siting Table 9.3.7.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Building design & siting	
Ground floor PO6 Ground floor spaces and ceiling heights are flexible to cater for a range of business activities.	AO6 Ground floor spaces have a minimum ceiling height of 3 metres to allow flexibility of use (for example; adaptation for shop, restaurant or office uses)
Outdoor areas PO7 Outdoor areas, including balconies and rooftops, used for business activities are located, designed and operated to avoid causing nuisance to adjoining or nearby sensitive land uses.	AO7 Outdoor areas and roof top areas used for business activities are located away from sensitive land uses and are generally oriented towards the street.
Outdoor Dining areas PO8 Outdoor dining areas are designed and located so that: (a) structures are aesthetically pleasing and in keeping with	AO8.1 Walls to outdoor dining areas are: (a) if facing a roadway or other public area, transparent and



<p>the existing character of the area, including the architecture of the associated building;</p> <p>(b) outdoor dining adds to the streetscape without increasing perceived building bulk;</p> <p>(c) temporary walls or roofs are retracted when not in use and secured at all times;</p> <p>(d) the use does not pose a health and safety risk to patrons;</p> <p>(e) adequate air movement is available; and</p> <p>(f) structures do not impede the movement of pedestrians or vehicles.</p>	<p>don't restrict airflow;</p> <p>(b) separated from the floor and any roof by a minimum vertical gap of 500 millimetres; and</p> <p>(c) if detachable or collapsible, are only used during inclement weather.</p> <p>AO8.2 Roof, walls or other structures do not extend beyond the boundaries of the premises.</p> <p>AO8.3 Outdoor dining areas:</p> <p>(a) have a non-slip surface which is water resistant and not raised; and</p> <p>(b) ensures that where heating is provided it does not present a physical risk to diners or pose a fire risk to the surrounding buildings and structures (braziers are not permitted).</p> <p>AO8.4 Outdoor dining areas include soft landscaping integrated with the outdoor dining environment to create an ambient atmosphere for diners.</p> <p><i>Editor's Note— Landscaping must be undertaken in accordance with the Landscaping Code Part 9 Section 4.5</i></p> <p><i>Editor's note— Refer to Figure 6.4.4.4 and Figure AP3-5A for examples of landscaping and design outcomes for outdoor dining areas in streets.</i></p>
<p>PO9 Adequate clearways and head clearances allow safe movement for users of the premises.</p>	<p>AO9 Roof structures over outdoor dining areas have a minimum clearance height of 2.1 metres.</p>

Landscaping Table 9.3.7.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Landscaping	
<p>Design of commercial and retail spaces</p> <p>PO10 Landscaping softens building bulk and creates a casual, pleasant setting for site users and the broader community by:</p> <p>(a) adopting landscape solutions that reduce the visual impact of building bulk;</p> <p>(b) providing canopy trees and ancillary shade structures;</p> <p>(c) using shrubs and garden beds to clearly define public spaces and pedestrian walkways;</p> <p>(d) providing areas for public art, where appropriate;</p> <p>(e) providing outdoor areas with seating;</p> <p>(f) using screen planting to conceal service and loading areas;</p> <p>(g) making provision for outdoor dining areas where appropriate, that integrate well within the streetscape;</p> <p>(h) providing adequate screening along the perimeters of the</p>	<p>No acceptable outcome provided</p>



- development;
- (i) avoiding the use of formal planting design for frontage works; and
 - (j) providing planting design and species selection that can endure an intensively used environment.

Amenity and Safety Table 9.3.7.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Amenity and Safety	
Hours of Operation PO11 Business activities are operated in a manner that avoids or minimises evening, early morning or weekend noise nuisances to sensitive land uses, particularly surrounding residential uses.	AO11.1 The use or activity does not operate outside the hours of 7:00am to 9:00pm, seven days a week, where the site directly adjoins or is adjacent to land in the following zones: <ul style="list-style-type: none"> (a) All residential zones, except for the Tourist accommodation zone; or (b) Rural residential zone. AO11.2 Where the site is located within the: <ul style="list-style-type: none"> (a) Hospitality Precinct, the use does not operate outside the hours of 6:00am to 10:00pm seven days per week except a food and drink outlet which may operate until 12 midnight 7 days per week; or (b) Hastings Street Mixed Use Precinct, the use does not operate outside the hours of 6:00am to 10:00pm seven days per week except a food and drink outlet which may operate until 2:00am seven days per week. AO11.3 Where the site is not specified above in AO11.1 or AO11.2, the use does not operate outside the hours of 6:00am to 10:00pm, seven days a week, except a for a food and drink outlet, which may operate until 12:00 midnight on a Friday and Saturday.
Overlooking PO12 Business activities maintain the reasonable privacy and amenity of site and adjoining residents and their enjoyment of indoor and outdoor living areas is not unreasonably diminished.	AO12 Where the business activity adjoins an existing or approved residential use, the reasonable privacy and amenity of such uses is maintained by: <ul style="list-style-type: none"> (a) siting and orienting buildings to minimise the likelihood of overlooking occurring; (b) having windows and outdoor areas, (including balconies and terraces) located and designed so that they do not look into dwellings or visitor accommodation; and (c) incorporating screening over building openings.
Noise, visual and odour impacts PO13 Business activities are designed, sited and operated to avoid environmental nuisances such as noise, visual or odour impacts that unreasonably diminish the amenity of the area or surrounding uses.	AO13.1 Undesirable noise, visual or odour impacts on public spaces and residential uses, are avoided or reduced by: <ul style="list-style-type: none"> (a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; and (b) not locating site service facilities and areas along any

	frontage to a street or other public space. AO13.2 Where the business activity requires the use of acoustic attenuation measures to mitigate adverse impacts on nearby sensitive land uses, such measures are designed and constructed to be compatible with the local streetscape.
Music PO14 Music creates entertainment for patrons and vibrancy within the streetscape and is sited to avoid significant impacts on surrounding residential land uses.	AO14.1 Where the site is adjoining or adjacent to land in a residential zone (excluding Tourist Accommodation Zone) or the Rural Residential Zone, acoustic or amplified music is contained within an enclosed acoustically treated environment. AO14.2 Acoustic music (not reliant on electric or electronic equipment) ceases to operate in outdoor spaces by 9:00pm Sunday – Thursday, and by 10:00pm Friday and Saturday, except if located within the Hastings Street Mixed Use Precinct or Noosa Junction Hospitality precinct where it can operate until 10:00pm Sunday - Thursday, and by 12:00 midnight Friday and Saturday. AO14.3 Amplified music ceases to operate in outdoor spaces by 7:00pm seven days per week, except if located within Hastings Street Mixed Use Precinct or Noosa Junction Hospitality Precinct where it can operate until 9:00pm Sunday to Thursday and until 10:00pm Friday and Saturday. <i>Editor's Note— Liquor licences and noise matters are separately dealt with through the Office of Liquor and Gambling.</i>
PO15 Waste storage areas, external storage areas and loading docks do not detract from the visual amenity of the streetscape or cause nuisance to adjoining properties.	AO15 Waste storage areas, external storage areas and loading docks are located within basements or are visually screened by landscaping or fencing and situated to the rear of the building.
Car Parking AO16 Sufficient car parking is available to accommodate the number and type of vehicles likely to be generated by the use on site.	AO16 Parking is provided in accordance with Table 9.4.1.4 of the Driveways and Parking Code .

Veterinary Service Table 9.3.7.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Veterinary Service and Animal keeping	
Amenity PO17 Animal keeping in the form of pet minding facilities or pet day care, veterinary clinics and veterinary hospitals are designed and operated in a manner which ensures that the visual and acoustic amenity of adjoining sensitive land uses are not adversely affected.	AO17.1 Animal holding and exercise areas are well insulated or buffered from adjacent uses to reduce noise levels and must comply with relevant noise standards. AO17.2 The treatment of animals is undertaken in a fully enclosed building that has sound reduction measures incorporated into the design.

Service Station Table 9.3.7.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Service Station	
Location PO18 Service stations are sited in locations that are compatible with the existing and proposed character and amenity of the area and where it can be supported by the existing road network.	No acceptable outcome provided
PO19 The site is of a size to accommodate the service station and associated car parking, access ways and landscaping.	AO19 The site has: <ul style="list-style-type: none"> (a) a minimum area of 1,500m²; (b) a minimum frontage of 40 metres; and (c) where a corner site, a minimum frontage of 30 metres to each road frontage.
Building design and siting PO20 Service stations are sited and designed to maximise surveillance from adjacent streets and on-site activities.	AO20 Publicly accessible parts of the service station, including the point of sale and the entrance to any external toilets, are well lit and clearly visible from areas of activity within the site (such as petrol pumps) as well as from adjacent uses and the street.
PO21 Buildings, structures, driveways, tanks and fuel bowsers are sited to: <ul style="list-style-type: none"> (a) ensure the safe and efficient use of the site; (b) maintain visual amenity and streetscape character; (c) provide adequate separation to adjoining land uses; and (d) not cause an environmental nuisance to neighbouring properties. 	AO21.1 Fuel pumps are a minimum of 8 metres from any frontage. AO21.2 Inlets to bulk fuel storage tanks are located so tankers stand wholly within the site and on level ground while discharging fuel into tanks.
PO22 Customer air and water facilities, and any automatic mechanical car washing facilities, are located to ensure that: <ul style="list-style-type: none"> (a) vehicles using or queuing to use such facilities are wholly within the site; and (b) an adequate buffer area can be provided to any adjoining residential use. 	AO22.1 Customer air and water facilities, and any car washing facilities are setback a minimum of 5 metres from any residential property boundary. AO22.2 Where the buffer area adjoins a residential use the boundary is screened and landscaped to reduce any negative amenity impacts.
PO23 The layout and design of the service station ensures that on site operations do not cause any environmental nuisance or harm or result in the release of untreated pollutants.	AO23.1 Sealed impervious surfaces are provided where potential spills of contaminants may occur. AO23.2 Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.
Amenity PO24 Service stations maintain and protect the amenity of neighbouring residential areas.	AO24.1 Where located within 150 metres of a residential use or land included in a residential zone buildings are constructed of non-reflective material, including concrete, brick or timber. AO24.2 Where the site adjoins a residential use or land included in a residential zone: <ul style="list-style-type: none"> (a) a 2 metre high solid screen fence is provided along the common boundaries; and



Performance outcomes	Acceptable Outcomes
	(b) hours of operation are limited to between 7.00am and 10.00pm.
Landscaping PO25 Landscaped areas are provided to: <ul style="list-style-type: none"> (a) enhance the visual amenity and natural landscape character of the area and streetscape; (b) suit the relative size and nature of the service station and its setting; (c) reduce the visual impact of large or bulky structures; (d) conceal service, car parking and loading areas; and (e) screen incompatible land uses. 	AO25 No less than 10% of the site area is landscaping with the following minimum dimensions: <ul style="list-style-type: none"> (a) Frontage—3 metres width except for vehicular entrances and exits; and (b) Side boundaries: <ul style="list-style-type: none"> (i) Standard—3 metres width to a minimum depth of 10 metres measured from the road frontage; or (ii) Exception—5 metres width to a minimum depth of 10 metres measured from the road frontage for boundaries that adjoin land in a residential zone; and (c) Rear boundaries—5 metres width for boundaries that adjoin land in a residential zone. <p><i>Editor's Note— Where there is a conflict between minimum landscaping width requirements the greater width prevails.</i></p>
Ancillary retail component PO26 The associated sale of goods, including foodstuffs, is ancillary to the service station use.	AO26 The gross floor area used for the associated retail sale of goods does not exceed 20% of the total gross floor area.
Traffic and Access PO27 The layout of the site facilities and vehicular accesses results in unrestricted vehicle access to and egress from the site.	AO27 Where the site is situated at the intersection of two roads, separate entrances and exits are provided to one or more of the adjoining roads.
PO28 The service station use: <ul style="list-style-type: none"> (a) does not impair traffic flow or road safety; (b) facilitates safe and convenient movement to and from the site through the design and arrangement of vehicular crossovers; and (c) provides adequate, safe and functional on-site parking and manoeuvring areas. 	AO28 Any vehicular crossing over a footpath is: <ul style="list-style-type: none"> (a) a minimum of 8 metres in width; (b) located so the crossing is a minimum of 14 metres from any other vehicular crossing on the same site; and (c) a minimum of 12 metres from any road intersection.
Services and facilities PO29 The service station use: <ul style="list-style-type: none"> (a) maintains public health; (b) is commensurate with the needs of users; and (c) includes the provision of public convenience facilities for customers. 	AO29.1 The service station provides satisfactory services and convenience facilities including toilets that are available and accessible for the use of customers at all times during trading hours. AO29.2 The service station provides for Electric Vehicle charge stations.

Markets Table 9.3.7.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<i>Markets</i>	



Performance outcomes	Acceptable Outcomes
Location PO30 Markets locate where the attraction of a large number of people is consistent with the preferred character of the local area and can be supported by the existing road network.	AO30 The market is located on land included in the following zones: (a) Major Centre zone ; (b) District Centre Zone ; (c) Local Centre Zone ; (d) Community Facilities Zone ; or (e) Recreation and Open Space Zone .
Effects of use PO31 Markets are of a scale and intensity suitable to the location, and are supported by appropriate infrastructure and services.	AO31 Where the market occupies an existing building or use area, and does not increase the size of the building or use area, it: (a) does not operate more than one day per week; (b) does not directly adjoin a residential zone; (c) is conducted, including set-up and pack-up time, between the hours of 6:00am and 10:00pm; (d) is conducted for a maximum of eight hours excluding set-up and pack up time; and (e) does not include the use of amplified music, megaphones, public address systems and noise generating plant and equipment.
PO32 Markets:- (a) promote community, entertainment, local food production, creative industries and non-profit uses; and (b) minimise economic impacts on established business in the vicinity of the market.	AO32.1 A minimum of 50% of stalls are used for one or more of the following: (a) entertainment; (b) sales of fresh food and produce; (c) home-made goods; and (d) activities conducted by or on behalf of a non-profit or community organisation. AO32.2 Where market stalls are located adjacent to existing shops the market is not held on more than one day per fortnight.
Site Layout PO33 Markets are designed for: (a) convenient and safe pedestrian access and movement; (b) legibility and accessibility between stalls and existing surrounding uses; and (c) pedestrian comfort and safety, including the provision of public convenience facilities.	AO33.1 Pedestrian access or pathways are a minimum of 2 metres wide and clear passage of at least 2 metres in width is provided between any stalls and existing commercial shop fronts. AO33.2 Public toilets: (a) are provided within the area of the market or are located within 250 metres of the market; (b) remain open and accessible for use during the market hours; and (c) are maintained in a clean, safe and tidy state.
Amenity PO34 Markets are operated in a manner to not cause environmental nuisance to neighbouring and nearby residents and other	AO34.1 The use of amplified music, megaphones, public address systems and noise generating plant and equipment is avoided.

Performance outcomes	Acceptable Outcomes
<p>sensitive land uses having regard to:</p> <p>(a) the generation of noise, dust, odour and light emissions; and</p> <p>(b) hours and frequency of operation.</p>	<p>AO34.2 Noise generated by the market complies with the level of noise emissions prescribed under the Environment Protection (Noise) Regulations 1997.</p> <p>AO34.3 Any outdoor lighting associated with the market is designed, installed, operated and maintained in accordance with AS4282 – The control of the Obtrusive Effects of outdoor Lighting.</p> <p>AO34.4 Heavy vehicles or commercial vehicles are not arriving on or parked around site before 6:00am</p> <p>AO34.5 Any temporary lighting is dismantled immediately on closure of the markets.</p>
<p>PO35 Markets are established and operated to provide a safe and healthy environment and provide waste disposal facilities which are appropriate to the type and scale of the market.</p>	<p>AO35.1 Markets are operated in accordance with an approved waste management plan.</p> <p>AO35.2 The use area of the market is left in a clean state at the end of each market day.</p>
<p>PO36 The use is temporary.</p>	<p>AO36 The use does not require the construction of buildings or structures or require the installation of infrastructure or services.</p>
<p>Traffic and car parking PO37 Car parking and vehicle access to and from the market does not impair traffic flow or road safety or adversely impact on the existing amenity of the subject site or surrounding locality.</p>	<p>No acceptable outcome provided</p>

9.3.8 Community Activities Code

9.3.8.1 Application

This code applies to acceptable development which is subject to requirements and to assessable development identified as requiring assessment against the Community Activities code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).

9.3.8.2 Purpose and Overall Outcomes

- (1) The purpose of the Community Activities code is to ensure community-related uses, activities and facilities:
 - (a) are provided in a coordinated and efficient way to meet the needs of existing and future communities; and
 - (b) are appropriately located and designed to provide an accessible and safe environment for users and protect the amenity of surrounding premises.
- (2) The overall outcomes sought for the Community Activities code are:
 - (a) Community activities are located in a zone and on a site suitable for the use with adequate supporting infrastructure, services, transport and road network connectivity.
 - (b) Community activities are located in proximity to its population catchment and operated in a manner that maximises community benefit.
 - (c) Where practicable, community activities are integrated and co-located with other community, recreation or business

activities.

- (d) Community activities are designed and sited in a manner that responds to the zone and the locality, streetscape characteristics and surrounding land uses.
- (e) Community activities respect Noosa's natural environmental values.
- (f) Community activities manage potential negative impacts such as noise, privacy, lighting and hours of operation on adjacent residential land uses.
- (g) Community activities are located and designed to provide a safe and secure environment accessible to a wide range of users.

FOR ACCEPTED DEVELOPMENT

The requirements for Accepted development are the acceptable outcomes listed in the Table of Assessment. Accepted development that complies with all the acceptable solutions is considered to satisfy the requirements. If development complies with some, but not all, acceptable outcomes, an application for Code assessment will be necessary and the application will be assessed against the relevant Performance outcome(s).

FOR ASSESSABLE DEVELOPMENT

Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.

Table 9.3.8.3 Criteria for Assessment

Location Table 9.3.8.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Location	
PO1 Community activities are located in a zone and on a site suitable for its intended purpose, is accessible to its patrons and supported by adequate infrastructure and services.	No acceptable outcome provided
PO2 Community activities are located: (a) where there is a need for the specific community activity; and (b) convenient to the population catchment it serves.	No acceptable outcome provided

Effects of use Table 9.3.8.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Effects of use	
PO3 Community activities are of a type, scale and intensity consistent with the zone, locality and character of the area in which it is located.	AO3 Community activities are consistent with the purpose and outcomes of the relevant zone and local area in which it is located.
PO4 Community activities contribute to the community service and facility needs of the Noosa Shire community.	No acceptable outcome provided

Building design and siting Table 9.3.8.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Building design and siting	
PO5 The scale of buildings and structures are appropriate to the	AO5 In any residential zone, the community activity does not exceed a

Performance outcomes	Acceptable Outcomes
intended community use, the zone in which it is located and the scale and character of surrounding development.	site cover of 50% or have a gross floor area exceeding 500m2.
PO6 Community activities and car parking are sited and designed to maximise the efficient and safe operation of the use and safe access for users.	No acceptable outcome provided

Landscaping Table 9.3.8.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Landscaping	
PO7 Landscape treatments provide shade and soften the visual appearance of buildings, outdoor spaces and service areas.	No acceptable outcome provided

Amenity and safety Table 9.3.8.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Amenity and safety	
PO8 The use does not have a significant adverse impact on the amenity enjoyed by adjoining or nearby residential uses.	<p>AO8.1 Emergency Services which include 24 hour activity are not located within 6 metres of a sensitive land use on an adjoining property.</p> <p>AO8.2 Where adjoining a residential activity or land in a residential zone, a 1.8 metre high solid acoustic screen fence and a 2 metre wide landscaping strip is provided along the full length of all common site boundaries.</p> <p>AO8.3 Outdoor activities and congregational areas are located and orientated away from residential properties.</p> <p>AO8.4 Visual, noise and odour impacts on public spaces and residential uses, are avoided or reduced by:</p> <ul style="list-style-type: none"> (a) refuse storage/collection facilities within enclosed service yards or courtyards; and (b) not locating site service facilities and areas along any frontage to a street or other public space. <p>AO8.5 With the exception of emergency services, where the site directly adjoins land in a residential zone, the use or activity is to operate only between the hours of 7:00am to 9:00pm seven days per week.</p>
Noise sensitive community activities PO9 Noise sensitive community activities are designed and sited to avoid adverse noise impacts associated with neighbouring noise sources by: <ul style="list-style-type: none"> (a) locating the use away from the major noise sources such as busy roads or rail corridors; or 	AO9 Noise sensitive Community activities use measures to mitigate noise, including double glazed windows and solid concrete articulated fences.



Performance outcomes	Acceptable Outcomes
(b) applying appropriate noise attenuation measures to the development.	
Public access PO10 Public access is discouraged to those parts of the community activity that pose a health or safety risk.	AO10 Security fencing is provided to prevent unauthorised access to those parts of the activity that pose a health or safety risk.
Overlooking PO11 Community activities maintain reasonable privacy, amenity and use of indoor and outdoor living areas to surrounding residential uses.	AO11 Community activities are sited to avoid overlooking neighbouring residential activities by siting the building, windows and outdoor areas to not look into dwellings or private outdoor living areas, incorporating screening over building openings if necessary.
Casual surveillance PO12 Walkways, car parks, communal open space and publicly accessible facilities, including toilets, and bicycle racks are located and designed to allow casual surveillance by other persons.	AO12.1 Communal open spaces, including congregation and seating areas can be seen from a street, windows of a community building or other public space. AO12.2 All premises and access routes are clearly identifiable to all persons, particularly emergency services personnel such as through street numbers and property name being displayed in a prominent location, preferably near the site entry, (i.e. on the kerb or letterbox or by signage on the building or site). AO12.3 Uses are arranged on sites to enable external areas to be monitored and building windows and main entrances are positioned to allow for casual surveillance.
PO13 Internal access ways and car parking are designed to ensure the safety of pedestrians and cyclists and users of community activities.	No acceptable outcome provided
PO14 Development for community activities promote safe and efficient walking and cycling by providing sealed pathways along easily understood direct routes with opportunity for casual surveillance.	AO14.1 Pedestrian and bicycle pathways are provided and retained or a contribution towards pedestrian and bicycle pathways are made in accordance with Council's infrastructure network planning. AO14.2 Pathways allow clear sightlines in all directions.
PO15 Community activities, where practicable, complement and are connected to other community activity areas or recreation and open space.	AO15 Community activities are physically connected by a sealed pathway to other community spaces such as land in the Community facilities zone , Recreation and Open space zone and the Environmental management and conservation zone within a radius of 400 metres of the site.
Lighting PO16 The obtrusiveness of lighting is minimised without unduly limiting the use, enjoyment or safety of outdoor community activities.	AO16 Lighting associated with the use is designed, installed, operated and maintained in a manner that does not unreasonably impact on the amenity of an adjoining residential use.
Public toilets PO17 Public toilets are designed and constructed to:	AO17.1 Public toilets are located in high traffic areas.



Performance outcomes	Acceptable Outcomes
<p>(a) ensure the safety of all people using them; and</p> <p>(b) take advantage of informal surveillance from adjoining uses and activities, discouraging non-legitimate uses.</p>	<p>AO17.2 Features that may legitimise loitering, such as seating or public telephones are not located within 20 metres of toilet entrances.</p> <p>AO17.3 Entrances to public toilets are visible from the street, footpath and other activity areas on the site or adjoining sites.</p>
<p>Car Parking PO18 Sufficient car parking is available to accommodate the number and type of vehicles likely to be generated by the use on site.</p>	<p>AO18 Parking is provided in accordance with Table 9.4.1.4 of the Driveways and Parking Code.</p>

Infrastructure Table 9.3.8.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Major Infrastructure	
<p>PO19 Development is sufficiently separated from infrastructure including electricity infrastructure and substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO19.1 Buildings and structures (including swimming pools, sheds, tennis courts and outbuildings) are not constructed under overhead electricity transmission lines, or within easements.</p> <p>AO19.2 Development adjacent to or within 50 metres of a substation, major electricity infrastructure or major utility incorporates noise attenuation measures such that noise levels do not exceed 5db(A) above background noise level internal to community buildings measured in accordance with AS1055.</p> <p>AO19.3 Where adjoining substations, major electricity infrastructure or major utilities, buildings are orientated so that the majority of windows and doors face away from the infrastructure.</p>

Child Care Centres Table 9.3.8.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Childcare Centres	
<p>Location and site suitability PO20 Childcare centres are co-located with compatible land uses or located on a site that is conveniently accessible from residential and/or employment areas.</p>	<p>AO20 Childcare centres are located:</p> <p>(a) adjacent to or integrated with another compatible community activity;</p> <p>(b) at the entrance to a residential neighbourhood; or</p> <p>(c) in an activity centre.</p>
<p>PO21 Childcare centres are located on a site that is capable of</p>	<p>AO21 Childcare centres are located on a site having:</p>

Performance outcomes	Acceptable Outcomes
<p>accommodating a well-designed and integrated facility, incorporating:</p> <ul style="list-style-type: none"> (a) required buildings and structures; (b) outdoor play areas; (c) vehicle access, parking and manoeuvring; (d) on-site landscaping; and (e) any necessary buffering. 	<ul style="list-style-type: none"> (a) a slope of not more than 10% (1:10); (b) a regular shape; and (c) a minimum area of: <ul style="list-style-type: none"> (i) 1,500m² for between 25-50 children; or (ii) 2,000m² for more than 50 children.
<p>PO22</p> <p>The scale of buildings and structures associated with the childcare centre is appropriate for its setting having regard to the location and the nature and scale of surrounding development.</p>	<p>AO22</p> <p>Unless located in a centre zone the childcare centre has a maximum site cover of 50%.</p>
<p>Landscaping</p> <p>PO23</p> <p>Landscape treatments soften and improve the visual appearance of the building, provide shade to outdoor spaces and screen service areas.</p>	<p>AO23</p> <p>The minimum dimensions for landscaping are:</p> <ul style="list-style-type: none"> (a) Frontage— <ul style="list-style-type: none"> (i) Standard 6 metres width; or (ii) Exception – 2 metres width for vehicle parking and manoeuvring areas; and (b) Side and rear boundaries – 2 metres width.
<p>Amenity</p> <p>PO24</p> <p>Childcare centres are designed to minimise potential conflict with surrounding residential uses.</p>	<p>AO24.1</p> <p>All buildings, structures and outdoor play areas are set back at least 3 metres from all site boundaries adjoining a residential activity or land included in a residential zone.</p> <p>AO24.2</p> <p>A minimum 1.8 metre high solid acoustic screen fence is erected along the full length of all site boundaries adjoining a residential activity or land included in a residential zone.</p> <p>AO24.3</p> <p>Where adjoining land in a residential zone the hours of operation are limited to 6:30am to 6:30pm.</p>

Health Care Service Table 9.3.8.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Health Care Service	
<p>PO25</p> <p>Site design and layout ensures efficient access and egress for emergency vehicles.</p>	No acceptable outcome provided

Place of Public Worship Table 9.3.8.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Place of Public Worship	
PO26	AO26

The amenity of adjoining and nearby residential uses is not adversely impacted by a place of public worship.

Irrespective of building setbacks for the particular zone, building, structures or open spaces used for the communal gathering of persons, parking of more than three vehicles or children's playground are setback 10 metres from a residential zone and 3 metres from all other zones.

Community Uses and Clubs Table 9.3.8.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Community Uses and Clubs	
PO27 Adequate lockable storage space is provided on-site to meet the needs of users.	AO27 At least one lockable storage space of a minimum of 4m ² is provided for each room or area that can be hired out or used by community organisations or the public.
Outdoor recreation uses associated with community uses and clubs PO28 Ancillary outdoor recreation uses do not have an adverse impact on the amenity enjoyed by users of adjacent or nearby residential uses.	AO28.1 Outdoor recreational uses including swimming pools, spas, tennis courts and half courts are: <ul style="list-style-type: none"> (a) setback at least 15 metres from the boundary of land in a residential zone and screened by a 5 metres wide buffer densely planted with trees and shrubs including species from 1 metre to 8 metres in height; or (b) located internally to the arrangement of accommodation buildings on the site; and not used between the hours of 9:30 pm and 6:30 am the following day. AO28.2 For a lit sports court: <ul style="list-style-type: none"> (a) the court is located at least 60 metres from the external wall of an existing or approved residential dwelling on adjoining or nearby premises (as measured from the centre line of the court); (b) the vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upward; and any flood lighting is restricted to the types that give no upward component of light where mounted horizontally (i.e. a full cut off luminaire).

9.3.9 Entertainment Activities Code

9.3.9.1 Application

This code applies to assessable development identified as requiring assessment against the Entertainment Activities Code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).

9.3.9.2 Purpose and overall outcomes

- (1) The purpose of the Entertainment Activities Code is to ensure entertainment activities:
 - (a) are developed within the context of the zone, locality and character to which they are located;
 - (b) contribute to the economic activity, entertainment needs and vibrancy of Noosa Shire for the local community and tourists;
 - (c) mitigate and manage potential adverse impacts associated with Entertainment Activities on nearby residential land uses.
- (2) The overall outcomes sought for the Entertainment Activities Code are:
 - (a) Entertainment activities are located in a zone and on a site suitable for the use with adequate supporting infrastructure, services, transport and road network connectivity.
 - (b) Entertainment activities are designed and sited in a manner that responds to the zone and locality in which it is located, streetscape characteristics and surrounding land uses.
 - (c) Entertainment activities manage potential negative impacts such as noise, privacy, lighting and hours of operations on adjacent residential land uses and consider the cumulative impact of multiple entertainment activities in the location.
 - (d) Entertainment uses are of a type, scale and intensity suitable to its location, surrounding development and character.
 - (e) Entertainment activities are located and designed to provide a safe and secure environment for patrons and employees.

FOR ACCEPTED DEVELOPMENT

The requirements for Acceptable Development are the acceptable outcomes listed in the Table of Assessment. Accepted development that complies with all the acceptable solutions is considered to satisfy the requirements. If development complies with some, but not all, acceptable outcomes, an application for Code Assessment will be necessary and the application will be assessed against the relevant Performance Outcome(s).

FOR ASSESSABLE DEVELOPMENT

Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.

Table 9.3.9.3 - Criteria for assessment

Location Table 9.3.9.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
All Entertainment Activities	
Location	
PO1 Entertainment activities are located in a zone and on a site suitable for its intended purpose, is accessible to its patrons and supported by adequate infrastructure and servicing.	No acceptable outcome provided

Effects of use Table 9.3.9.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Effects of use	
PO2 Entertainment activities are of a type, scale and intensity that is consistent with the zone, locality and character of the area in which it is located.	No acceptable outcome provided
PO3 Entertainment activities contribute to the local economy and vibrancy of the area in which it is located.	No acceptable outcome provided

Nightclub entertainment facilities

PO4

Nightclub entertainment facilities operate to avoid significant noise and disturbance impacts on the amenity of the area and residential land uses.

AO4.1

Nightclub entertainment facilities locate in Hastings Street Mixed use precinct, Noosa Junction Hospitality precinct, or in the Village mixed use or Retail precinct at Noosa Business Centre.

AO4.2

Nightclub entertainment facilities operate within an enclosed acoustically treated environment and do not include the use of outdoor areas for entertainment uses.

Building design and siting Table 9.3.9.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Building design and siting	
PO5 Entertainment activities, including any buildings, ancillary uses and car parking, are sited and designed to ensure the efficient and safe operation of the activity and safe access for users.	No acceptable outcome provided
Outdoor areas PO6 Outdoor areas including balconies, rooftops or any other outdoor areas used for entertainment activities are located, designed and operated to avoid causing nuisance to adjoining or nearby uses.	AO6 Outdoor areas and roof top bars used for entertainment activities are located away from residential land uses and are generally oriented towards the street.
Outdoor Dining associated with an entertainment activity PO7 Outdoor dining areas associated with an entertainment activity are designed and located so that: <ul style="list-style-type: none"> (a) structures are aesthetically pleasing and in keeping with the existing character of the area, including the architecture of the associated building; (b) outdoor dining adds to the streetscape without increasing perceived building bulk; (c) temporary walls or roofs are stored when not in use and secured at all times; (d) the use does not pose a health and safety risk to patrons; (e) adequate air movement is available; and (f) structures do not impede the movement of pedestrians or vehicles. 	AO7.1 Walls to outdoor dining areas are: <ul style="list-style-type: none"> (a) if facing a roadway or other public area, transparent and don't restrict airflow; (b) separated from the floor and any roof by a minimum vertical gap of 500 millimetres; and (c) if detachable or collapsible, are only used during inclement weather. AO7.2 Roof, walls or other structures do not extend beyond the boundaries of the premises. AO7.3 Outdoor dining areas: <ul style="list-style-type: none"> (a) have a non-slip surface which is water resistant and not raised; and (b) where heating is provided must not present a physical risk to diners or pose a fire risk to the surrounding buildings and structures (braziers are not used). AO7.4 Outdoor dining areas include soft landscaping integrated with the outdoor dining environment to create an ambient atmosphere for diners.

	<p>Editor's Note— Landscaping must be undertaken in accordance with the Landscaping Code Part 9 Section 4.5</p> <p>Editor's Note— Refer to Figure 6.4.4.4 for landscaping of outdoor eating areas that integrate well with the streetscape.</p>
<p>PO8 Adequate clearways and head clearances are provided to allow safe movement of users of the premises.</p>	<p>AO8 Roof structures over outdoor dining areas have a minimum clearance height of 2.1 metres.</p>
<p>PO9 Entertainment activities enable external areas to be visually monitored.</p>	<p>AO9 Windows and main entrances are positioned to allow for casual surveillance over external areas.</p>
<p>PO10 Communal, congregation and seating areas are located where they can be monitored.</p>	<p>AO10 Communal open spaces, including congregation and seating areas are in the line of sight of windows, doors and/or balconies of buildings or seen from a street or other public space.</p>

Amenity and Safety Table 9.3.9.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Amenity and Safety	
<p>Operation Management Plan PO11 Entertainment activities are located, designed and operated to avoid significant adverse impacts associated with noise, privacy, security, waste, and lighting, on the amenity of the area.</p>	<p>AO11 An Operation Management plan is provided outlining how the entertainment activity will minimise potential adverse impacts including:</p> <ul style="list-style-type: none"> (a) noise mitigation and noise management protocols; (b) safety and security measures; (c) crowd control; (d) lighting; (e) waste management and collection; and (f) complaint procedures.
<p>Hours of Operation PO12 Entertainment activities operate within a timeframe that avoids negative impacts on the surrounding area and sensitive landuses.</p>	<p>AO12.1 Operation of the entertainment activity is limited to between the hours of 7:00am – 9:00pm, seven days per week, on any site (regardless of zone) adjoining the following zones:</p> <ul style="list-style-type: none"> (a) any residential zone (except the Tourist Accommodation zone); or (b) Rural Residential zone. <p>AO12.2 Where the site is located within Tourist Accommodation Zone, and included in the Hastings Street Mixed Use precinct operation of the entertainment activity is limited to between 7:00am – 2:00am seven days per week.</p> <p>AO12.3 Where the site is located within the Major Centre zone, and</p>



	<p>included in Noosa Junction Hospitality Precinct, operation of the entertainment activity is to occur between the hours of:</p> <ul style="list-style-type: none"> (a) 7:00am - 12 midnight Sunday to Thursday; and (b) 7:00am Friday to 2:00am Saturday; and (c) 7:00am Saturday to 2:00am Sunday <p>Editor's Note—<i>The activity is not to operate between the hours of 2:00am-7:00am Saturday or Sunday morning.</i></p> <p>AO12.4 Where the site is located within the Sunshine Beach Neighbourhood Centre or the Noosaville Tourist Accommodation zone, operation of the entertainment activity is limited to between 7:00am – 10:00pm Sunday to Thursday and 7:00am – 12:00 midnight Friday and Saturday.</p> <p>AO12.5 Where the site is not adjoining land in a residential zone and not otherwise specified above, the entertainment activity is to operate only between 7:00am – 10:00pm Sunday to Thursday and 7:00am – 12:00 midnight Friday and Saturday.</p> <p>Editor's Note—<i>Liquor licences and noise matters are separately dealt with through the Office of Liquor and Gambling.</i></p>
<p>Noise PO13 Entertainment activities avoid noise emissions that unreasonably impact on the amenity of the area and residential landuses.</p> <p>Editor's Note—<i>An acoustic report may be required to meet PO13.</i></p>	<p>AO13 Noise attenuation measures are designed to be consistent with the local streetscape and do not include external roller shutters.</p>
<p>Music PO14 Music creates entertainment for patrons and vibrancy within the streetscape and is sited to avoid significant impacts on surrounding residential land uses.</p>	<p>AO14.1 Where the site is adjacent to land in a residential zone (excluding Tourist Accommodation Zone) or includes a nightclub entertainment facility, acoustic or amplified music is contained within an enclosed acoustically treated environment.</p> <p>AO14.2 Acoustic music (not reliant on electric or electronic equipment) ceases to operate in outdoor spaces by 9:00pm Sunday – Thursday, and by 10:00pm Friday and Saturday, with the exception of within the Hastings Street Mixed Use Precinct or Noosa Junction Hospitality precinct where it can operate until 10:00pm Sunday - Thursday, and by 12:00 midnight Friday and Saturday.</p> <p>AO14.3 Amplified music ceases to operate in outdoor spaces by 7:00pm seven days per week, except if located within Hastings Street Mixed Use Precinct or Noosa Junction Hospitality Precinct where it can operate until 9:00pm Sunday to Thursday and until 10:00pm Friday and Saturday.</p> <p>Editor's Note—<i>Liquor licences and noise matters are separately dealt with through the Office of Liquor and Gambling.</i></p>

9.3.10 Industry Activities Code



9.3.10.1 Application

This code applies to assessable development identified as requiring assessment against the Industry activities uses code by the tables of assessment in [Part 5 \(Tables of Assessment\)](#).

9.3.10.2 Purpose and overall outcomes

- (1) The purpose of the Industry activities code is to ensure industry activities:
 - (a) are sited, designed and operated to accommodate the industry use, protect public safety, environmental values and residential amenity;
 - (b) mitigate and manage potential adverse impacts associated with industry activities on sensitive land uses; and
 - (c) are not compromised by the inappropriate co-location of sensitive land uses.
- (2) The overall outcomes sought for the Industry activities code are:
 - (a) Industry activities are of a scale and intensity compatible with the zone and the surrounding area.
 - (b) Industry activities avoid and mitigate potential adverse impacts on the amenity of adjoining and nearby sensitive land uses, where these uses are located in a zone other than an industry zone.
 - (c) Site layout, building design and landscape treatments provide efficient and safe conduct of industry activities, vehicle access and manoeuvrability and contribute to an attractive streetscape.
 - (d) Industry activities ensure—
 - (i) service areas and waste management processes and systems are efficient and maximise opportunities for reuse and recycling;
 - (ii) the safety and security of property tenants, operators, employees and patrons; and
 - (iii) the establishment of safe, comfortable pedestrian environments with high levels of accessibility and functionality.
 - (e) Industry activities—
 - (i) protect Noosa's natural resources and environmental values and are energy and water efficient and resilient to future impacts of climate change; and
 - (ii) are located where there is an appropriate level of infrastructure services to support the use.
 - (f) Extractive industries –
 - (i) occur in a safe, environmentally sound manner protecting water quality and ecologically important areas from environmental degradation;
 - (ii) are located, designed, constructed and operated to avoid and mitigate adverse impacts on sensitive land uses;
 - (iii) are located with access to appropriate transport networks and avoid impacts on the efficient functioning of the network; and
 - (iv) rehabilitate land to an appropriate standard.

FOR ACCEPTED DEVELOPMENT

The requirements for Acceptable Development are the acceptable outcomes listed in the Table of Assessment. Accepted development that complies with all the acceptable solutions is considered to satisfy the requirements. If development complies with some, but not all, acceptable outcomes, an application for Code Assessment will be necessary and the application will be assessed against the relevant Performance Outcome(s).

FOR ASSESSABLE DEVELOPMENT

Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.

Table 9.3.10.3 - Criteria for assessment

Location 9.3.10.3 Criteria for assessable development assessment (part)

Performance outcomes	Acceptable outcomes
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Performance outcomes	Acceptable outcomes
All industry activities	
PO1 Industry activities are located on a site suitable for their intended purpose and are supported by adequate infrastructure and services.	No acceptable outcome provided

Effects of use 9.3.10.3 Criteria for assessable development assessment (part)

Performance outcomes	Acceptable outcomes
Effects of use	
PO2 Industry activities are of a type, scale and intensity that is consistent with the zone, locality and character of the area in which it is located.	No acceptable outcome provided
PO3 Industry activities contribute to the local economy and employment in the area in which it is located.	No acceptable outcome provided

Amenity and Safety 9.3.10.3 Criteria for assessable development assessment (part)

Performance outcomes	Acceptable outcomes
Amenity and Safety	
Hours of Operation PO4 Industry activities are operated in a manner to avoid noise emissions that unreasonably diminish the amenity of the area or surrounding uses.	AO4 Where the site adjoins a residential zone or the Rural Residential zone, the use does not operate outside of the hours of 7:00am to 6:00pm, Monday to Saturday.
Screening PO5 Buildings and structures adjacent to a residential zone provides fencing, landscaping and screening to mitigate impacts on adjoining residential uses.	AO5 Fencing, landscaping or screening is erected to mitigate impacts on adjoining residential uses.
Emissions PO6 Development ensures emissions of odour, dust, air pollutants, noise, light or vibration do not spread beyond the site boundaries. <i>Editor's note— in addition to complying with the corresponding Acceptable Outcome, development will need to comply with relevant environmental legislation including the Environmental Protection Act 1994 and subordinate legislation.</i>	AO6.1 Development contains any odour, dust air pollutants within the boundaries of the site. AO6.2 Development achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the Environment Protection (Noise) Policy. AO6.3 Lighting of appropriate intensities is provided which satisfies the requirements of Australian Standard AS1158: Public Lighting Code, unless otherwise specified in this Code.
Waste storage PO7 Waste management areas are screened from the street and adjoining properties by buildings, landscaping or fencing and do not detract from the visual amenity of the streetscape or cause nuisance to adjoining properties.	AO7 Waste storage areas are visually screened by landscaping or fencing.

Performance outcomes	Acceptable outcomes
External storage and display of goods PO8 Storage areas are screened from the street and adjoining properties by buildings, landscaping or fencing.	AO8 Materials stored outside buildings do not exceed half the height of the on-site buildings or if there are no on-site buildings, the stored materials do not exceed 4 metres in height.
PO9 The storage and use of materials on site does not cause a public health hazard or environmental nuisance.	No acceptable outcome provided

Environment 9.3.10.3 Criteria for assessable development assessment (part)

Performance outcomes	Acceptable outcomes
Environment	
PO10 Industry activities are conducted in an environmentally responsible manner, operating without deleterious impacts on immediate, surrounding or downstream communities, environments or environmental processes.	No acceptable outcome provided

Car Parking Table 9.3.10.3 Benchmarks for assessable development assessment (part)

Performance outcomes	Acceptable Outcomes
All activities	
Car Parking	
PO11 Sufficient car parking is available to accommodate the number and type of vehicles likely to be generated by the use on site.	AO11 Parking is provided in accordance with Table 9.4.1.4 of the Driveways and Parking Code .

Extractive Industry 9.3.10.3 Criteria for assessable development assessment (part)

Performance outcomes	Acceptable outcomes
Extractive Industry	
Demand for extracted material PO12 Development for extractive industry services a demonstrated local community demand for the extracted material.	No acceptable outcome provided
Location PO13 Extractive industry locates in an Extractive Resource Processing Area identified on the Extractive Resource Overlay Maps	No acceptable outcome provided
PO14 Extractive industry is sited to not cause conflict with incompatible or sensitive land uses.	No acceptable outcome provided
PO15 Extractive industry in proximity to the Noosa River system only occurs where— (a) there is a clear demonstrated need; (b) no feasible and prudent alternatives are available; and (c) it can be demonstrated that the intrinsic natural values and resources of the river system can be managed and	No acceptable outcome provided



Performance outcomes	Acceptable outcomes
protected in an ecologically sustainable manner.	
Haulage routes PO16 Haulage routes associated with extractive resources: <ul style="list-style-type: none"> (a) are located on roads where the haulage route will maintain the safety of the road network and minimise adverse impacts on premises within the transport route, particularly residential and urban residential amenity; (b) avoid conflicts with other land uses; (c) are located on roads which are of adequate construction and which may be upgraded as part of the utilisation of the extractive resource; and (d) are adequately maintained as a part of the utilisation of the extractive resource. 	No acceptable outcome provided
PO17 The utilisation of any extractive resource or the rehabilitation of the site does not result in adverse visual impacts from major roads.	No acceptable outcome provided
Vehicle access and manoeuvring PO18 Vehicle access to, from, and within the extractive industry site: <ul style="list-style-type: none"> (a) is adequate for the type and volume of traffic to be generated; (b) does not create or worsen any traffic hazard; (c) ensures disturbance to surrounding land uses is minor and that impacts from emissions are minimised; and (d) ensures no tracking of sediment or material onto the road network results from the transport of materials associated with the haulage of extractive resources. 	No acceptable outcome provided
Site planning PO19 The design, operation and staging of the extractive industry promotes the efficient utilisation of the resource.	No acceptable outcome provided
PO20 The design, operation and staging of the extractive industry mitigates vibration, noise, dust, lighting and other impacts on the surrounding area.	No acceptable outcome provided
PO21 The design, operation and staging of the extractive industry avoids and minimises impacts on ecologically important values to the greatest extent and where impacts cannot be avoided, the loss or decrease in values is minimised or offset.	No acceptable outcome provided
PO22 The design and operation of the extractive industry minimises and mitigate impacts on natural fluvial processes and river bank stability.	No acceptable outcome provided
PO23 The design, operation and staging of extractive industry optimises potential alternative land uses after the cessation of extractive activities.	No acceptable outcome provided
PO24 The design, operation and staging of the extractive industry has regard to the visual character of the locality	No acceptable outcome provided





Performance outcomes	Acceptable outcomes
Buffers, Separation and Amenity PO25 The extractive industry is located on a site which has sufficient area to provide adequate setback of operations from road frontages, site boundaries, surrounding residential uses and other sensitive receptors, such that the extractive industry achieves an acceptable standard of visual amenity and control over noise, light, dust and vibration impacts.	No acceptable outcome provided
PO26 The extractive industry is adequately separated from sensitive uses to minimise potential for nuisance.	No acceptable outcome provided
PO27 The extractive industry provides onsite drainage that is designed, constructed and maintained to: <ul style="list-style-type: none"> (a) avoid erosion; (b) prevent pollution of groundwater and surface water; (c) protect downstream water quality; (d) mitigate the potential adverse impacts on the storage capacity volume of a floodplain; (e) prevent additional flooding or inundation; and (f) provide opportunities to recycle water for reuse in processing, washing and/or screening of materials, dust suppression and on product stockpiles, overburden stockpiles, revegetation or rehabilitation areas and wheel wash facilities. 	No acceptable outcome provided
Hours of operation PO28 Extractive industry activities occurs at times that will not result in disturbance to surrounding uses.	No acceptable outcome provided
Management of Operations PO29 Noise, vibration and dust emissions from the development is managed to acceptable levels.	No acceptable outcome provided
PO30 Operations minimise lighting impacts on roads and surrounding properties.	No acceptable outcome provided
PO31 Extractive industry operation areas are fenced to prevent unauthorised or accidental public entry.	No acceptable outcome provided
PO32 Development does not compromise the stability, safety or operation of infrastructure.	No acceptable outcome provided
PO33 Development is designed and managed to minimise the risk and impact of any accidental spills or releases of chemicals and other materials that may contaminate soil, stormwater, groundwater or air.	No acceptable outcome provided
Landscaping PO34 Landscaping complements biodiversity values in the surrounding area.	No acceptable outcome provided
Rehabilitation	



Performance outcomes	Acceptable outcomes
PO35 Rehabilitation of the site, over the life of the project and on its completion: <ul style="list-style-type: none"> (a) provides progressive/ staged rehabilitation works; (b) includes appropriate clean-up works (taking particular account of areas of possible soil or water contamination); (c) results in a stable final landform; (d) provides suitable drainage and hydraulic conditions; and (e) achieves a suitable degree of revegetation consistent with potential post extraction land use. 	No acceptable outcome provided
PO36 Rehabilitation allows for suitable use of any water storage created through the extraction process, having regard to water quality, hydraulic conditions, land form and vegetation.	No acceptable outcome provided
PO37 Rehabilitation works for each operational stage are bonded to ensure the effective return of disturbed areas to acceptable land use suitability.	No acceptable outcome provided

9.3.11 Infrastructure Activities Code

9.3.11.1 Application

This code applies to acceptable development which is subject to requirements and to assessable development identified as requiring assessment against the infrastructure activities code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).

9.3.11.2 Purpose and Overall Outcomes

- (1) The purpose of the Infrastructure Activities code is to ensure major utilities, telecommunications and other infrastructure activities:
 - (a) are provided in a coordinated and efficient way to meet the needs of existing and future communities; and
 - (b) are developed and designed in a manner which causes no adverse effects on public health, the environment and the amenity of the surrounding premises and local communities.
- (2) The overall outcomes sought for the Infrastructure activities code are:
 - (a) Residents and visitors have access to adequate levels of infrastructure to meet their immediate and future needs.
 - (b) Infrastructure activities are visually integrated with their natural, rural or urban setting and do not adversely affect the amenity of the major road network, surrounding sensitive land uses or the rural or residential amenity enjoyed by residents and visitors to Noosa.
 - (c) Infrastructure activities do not adversely impact upon community wellbeing and does not pose a threat to public health and safety.
 - (d) Where practicable, infrastructure activities are integrated and co-located with other compatible uses and facilities.
 - (e) The design of infrastructure activities incorporates convenient and safe access to the facility.
 - (f) Utility infrastructure and facilities maximise the efficient use of natural resources, including water and energy.
 - (g) Essential infrastructure, telecommunications and major utility infrastructure and facilities are resilient to future impacts of climate change and are designed to function during and immediately after flood events.

FOR ACCEPTED DEVELOPMENT

The requirements for Accepted development are the acceptable outcomes listed in the Table of Assessment. Accepted development that complies with all the acceptable solutions is considered to satisfy the requirements. If development complies with some, but not all, acceptable outcomes, an application for Code assessment will be necessary and the application will be

assessed against the relevant Performance outcome(s).

FOR ASSESSABLE DEVELOPMENT

Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.

Table 9.3.11.3 - Criteria for assessment

Location Table 9.3.11.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Location	
PO1 Infrastructure activities establish in a location: (a) relative to the infrastructure network it services; (b) where opportunities for cost efficiencies and reduction in environmental and social impacts are maximised; and (c) with a high standard of accessibility for maintenance purposes and at times of emergency.	AO1.1 Infrastructure activities are established on a site that is well located relative to any supply or distribution network. AO1.2 Where practicable, infrastructure activities are co-located with another utility of a similar or compatible type. AO1.3 Infrastructure activities are located on a site that can be easily accessed for maintenance purposes or at times of emergency.

Effects of Use Table 9.3.11.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Effects of Use	
PO2 Sufficient separation distance is provided between Infrastructure activities and incompatible uses on the same site and neighbouring premises to maintain amenity for neighbouring uses.	No acceptable outcome provided
PO3 Infrastructure activities have minimal effect on adjoining premises and on scenic amenity by way of noise, reflection, glare, or any other emission.	No acceptable outcome provided

Design requirements Table 9.3.11.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Design requirements	
PO4 The siting and design of buildings or structures associated with the infrastructure activity is compatible with the setting and character of the local area.	No acceptable outcome provided
PO5 Infrastructure activities are sited and designed to: (a) minimise adverse visual impacts beyond the boundaries of the site; and (b) minimise adverse impacts on the amenity of nearby residential, community or other sensitive land uses.	No acceptable outcome provided

Performance outcomes	Acceptable Outcomes
PO6 Mechanical plant and equipment (including air conditioning equipment) are: <ul style="list-style-type: none"> (a) positioned to minimise adverse impacts on the amenity of any adjoining sensitive land uses; (b) enclosed or designed and positioned to visually integrate with building and roof design; and (c) appropriately screened. 	AO6.1 Plant and equipment are: <ul style="list-style-type: none"> (a) setback at least 6 metres from any property boundary; and (b) screened by a 1.5 metre wide vegetated buffer of dense vegetation or fencing of 1.8 metre in height. OR AO6.2 Plant and equipment are located within a building.
PO7 Solar farms or roof mounted photo-voltaic panels totalling over 300m ² do not create glare nuisance to roads or surrounding areas.	AO7.1 Photo-voltaic solar panels are: <ul style="list-style-type: none"> (a) setback at least 20 metres from property boundaries; and (b) screened by a 1.5 metre wide vegetated buffer of dense vegetation on property boundaries, including tall trees. AO7.2 Photo-voltaic solar panels are constructed of dark, light-absorbing materials and covered with an anti-reflective coating enabling as much light as possible to be absorbed and minimising glint and glare.
PO8 Infrastructure activities provide an attractive street front address with unsightly elements screened from view by walls and landscaping.	AO8 Where located within urban boundaries: <ul style="list-style-type: none"> (a) the use has front fences or walls designed and sited to contribute to the attractiveness of the streetscape and be compatible with the existing streetscape character; (b) front fences or walls are setback an average of 1 metre and are articulated to provide visual interest by stepping the design at a maximum of 5 metre intervals; and (c) planting is provided between the road reserve and any fencing, without creating an impediment for pedestrians using the footpath.
PO9 The generation of spill light by development, avoids significant annoyance, discomfort, distraction or a reduction in the ability to see essential information. <i>Editor's Note:- Refer to Section 3 of AS4282 The Control of the Obtrusive Effects of Outdoor Lighting for advice in relation to the design, installation and maintenance of lighting.</i>	No acceptable outcome provided

Safety and security Table 9.3.11.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Safety and security	
PO10 Infrastructure activities avoid or effectively manage emissions of light, noise, vibration or radiation beyond the site such that environmental nuisance to occupants or users of surrounding premises is not caused.	No acceptable outcome provided
PO11 Unacceptable risks to public safety are avoided.	AO11 Public and unauthorised access is restricted.

Environmental Management Table 9.3.11.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Environmental Management	
PO12 Infrastructure activities are designed, constructed and operated in a manner that: <ul style="list-style-type: none"> (a) minimises energy use and greenhouse gas emissions; (b) minimises the use of water; and (c) maximises the re-use and recycling of by-products associated with the operation of the utility. 	No acceptable outcome provided
PO13 There are no significant adverse effects on the biodiversity, natural vegetation, native wildlife, habitats, landscape quality, water quality or heritage values, including those related to: <ul style="list-style-type: none"> (a) changes to natural drainage; (b) disturbance to any of the wetland systems; (c) management of landslide and fire risk; (d) erosion and the transport of sediments offsite; (e) unmanaged public access; (f) effluent disposal; (g) changes to fauna habitat and behaviour; and (h) disturbance of buildings and features, including natural features, of heritage significance. <p><i>Editor's Note— PSP10 Effluent Disposal details requirements for the design and siting of effluent disposal systems where located outside a sewerage service area. Compliance with PSP10 will be considered as part of Council's assessment of the plumbing and drainage application</i></p>	No acceptable outcome provided

Environment and heritage Table 9.3.8.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Environment and heritage	
PO14 Uses are conducted in an environmentally responsible manner, operating without deleterious impacts on immediate, surrounding or downstream communities, environments or environmental processes.	No acceptable outcome provided
Hazardous materials PO15 Development ensures that public safety and the environment are not adversely affected by avoiding the release of hazardous materials into flood waters and the environment.	AO15 Materials stored on site are not hazardous or noxious nor comprise materials that may cause a detrimental effect on the environment if discharged in a flood event.

Telecommunications Facility Table 9.3.11.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Telecommunications Facility	
Amenity	

Performance outcomes	Acceptable Outcomes
<p>PO16 Telecommunications facilities:</p> <ul style="list-style-type: none"> (a) do not adversely impact on the amenity of nearby residential, community or other sensitive land uses; (b) do not result in the loss of vegetation on steep slopes or ridgelines; (c) do not cause visual scarring or the degradation of views or vistas from the major road network; (d) do not result in the loss of distinct character associated with the various towns, villages or rural areas of the Shire; (e) do not noticeably alter the key landform and landscape character of its setting such that it becomes dominated by the facility; and (f) do not impact on views to and from waterways or beaches. 	<p>AO16.1 Telecommunications facilities are limited to land in the following zones:</p> <ul style="list-style-type: none"> (a) Community Facilities Zone; (b) Medium Impact Industry Zone; (c) Low Impact Industry Zone; (d) District Centre Zone; (e) Major Centre Zone; or (f) Rural Zone. <p>AO16.2 Telecommunication facilities:</p> <ul style="list-style-type: none"> (a) maintain the integrity of landmarks and places of significance; (b) are unobtrusive when viewed from any part of the major road network and avoid interrupting significant views; (c) are architecturally integrated with the building/structure they are mounted on; (d) are camouflaged through the use of colours and materials which blend into the surrounding landscape or where mounted on a building are colour matched to their background, using non-reflective paint; (e) are positioned to minimise clutter of multiple facilities; (f) are at least partially screened by vegetation; and (g) in activity centres are positioned and designed to be less visible by pedestrians. <p>AO16.3 Except where co-located with an existing telecommunications facility, telecommunications facilities are located at least:</p> <ul style="list-style-type: none"> (a) 400 metres from a residential activity; (b) 500 metres from any childcare centre, community care centre, educational establishment or park; (c) 20 metres from any public pathway; and (d) 1 kilometre from any other existing or approved telecommunications facility. <p>AO16.4 The height of a tower does not exceed:</p> <ul style="list-style-type: none"> (a) 20 metres where within the Urban boundaries; and (b) 25 metres where outside of the Urban boundaries. <p>AO16.5 Where co-located with another existing telecommunications facility the height of a tower does not exceed:</p> <ul style="list-style-type: none"> (a) 25 metres where within the urban boundaries; and (b) 30 metres where outside the urban boundaries.
<p>AO17 Telecommunication towers do not cast shadows such that the</p>	<p>AO17 For proposed buildings or structures having a height exceeding</p>

Performance outcomes	Acceptable Outcomes
amenity of surrounding premises or usability of public open space is unreasonably reduced.	8.5 metres above ground level and a cross-sectional area exceeding 20m ² , shadowing does not affect residential lots, childcare centres or public open space to the extent of more than 20% of their site area for a period in excess of three hours on any day of the year.
Health and safety	
PO18 The obtrusiveness of lighting is minimised without unreasonably limiting the use, enjoyment or safety of outdoor recreation facilities.	AO18 Telecommunication facilities are designed and operated to restrict human exposure to electromagnetic radiation in accordance with industry standards and best practice. <i>Editor's note- compliance with Radio Communications (Electromagnetic Radiation – Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields, as updated from time to time, would be expected as a minimum.</i>
PO19 Telecommunication facilities are not publicly accessible.	AO19.1 Security fencing is provided to prevent unauthorised entry to the telecommunications facility. AO19.2 Safety and warning signage are displayed where necessary.
Co-location	
PO20 Telecommunication facilities are designed to facilitate the co-location with other telecommunications facilities.	AO20 The structural elements of the telecommunications facility are designed to support co-masting or co-sting with other carriers.

Utility Installation - Electricity Transmission Lines Table 9.3.11.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Utility Installation - Electricity Transmission Lines	
Effects of Use	
PO21 Electricity transmission line easements are managed to ensure: <ul style="list-style-type: none"> (a) the continuation of the transmission of bulk electricity; (b) safety and amenity for residents, occupiers and land uses in close proximity; (c) natural environmental values are not adversely impacted upon; and (d) the Shire's visual and landscape qualities are not adversely impacted upon. 	No acceptable outcome provided

9.3.12 Recreation Activities Code

9.3.12.1 Application

This code applies to assessable development identified as requiring assessment against the Recreation Activities Code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).

9.3.12.2 Purpose and overall outcomes

- (1) The purpose of the Recreation Activities Code is to ensure recreation activities:

- (a) are consistent with the intent and character of the zone and local area in which they are located;
 - (b) contribute to the recreation needs of the Noosa Shire community; and
 - (c) mitigate and manage potential adverse impacts associated with recreation activities on nearby sensitive land uses.
- (2) The overall outcomes sought for the Recreation Activities Code are:
- (a) Recreation activities are located in a zone and on a site suitable for the use with adequate supporting infrastructure, services, transport and road network connectivity.
 - (b) Recreation activities are located in proximity to their population catchment and operated in a manner that maximises community benefit.
 - (c) Recreation activities are designed and sited in a manner that responds to the zone and locality in which it is located, streetscape characteristics and surrounding land uses.
 - (d) Where practicable, recreation activities are integrated and co-located with other recreation, community, or business activities.
 - (e) Recreation activities are of a type, scale and intensity suitable to the character of surrounding development and the local area.
 - (f) Recreation uses are low scale and low impact and do not negatively impact on the quality of life enjoyed by the Noosa Shire community, and do not involve a motor sport facility.
 - (g) Recreation activities manage potential negative impacts such as noise, privacy, lighting and hours of operation on adjacent residential activities.
 - (h) Recreation activities are located and designed to provide a safe and secure environment for recreation users.

FOR ACCEPTED DEVELOPMENT

The requirements for Acceptable Development are the acceptable outcomes listed in the Table of Assessment. Accepted development that complies with all the acceptable solutions is considered to satisfy the requirements. If development complies with some, but not all, acceptable outcomes, an application for Code Assessment will be necessary and the application will be assessed against the relevant Performance Outcome(s).

FOR ASSESSABLE DEVELOPMENT

Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.

Table 9.3.12.3 - Criteria for assessment

Location Table 9.3.12.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
All Recreation Activities	
Location	
PO1 Recreation activities are located in a zone and on a site suitable for its intended purpose, is accessible to its patrons and supported by adequate infrastructure and servicing.	No acceptable outcome provided

Effects of use Table 9.3.12.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Effects of use	
PO2 Recreation activities are of a type, scale and intensity that is consistent with the zone, and the character of the area in which it	No acceptable outcome provided

is located, and does not involve a motor sport facility.	
PO3 Recreation activities contribute to the recreation needs of the Noosa Shire community.	No acceptable outcome provided
PO4 The sale of food and drink associated with a recreation activity is small in scale and ancillary to the recreation activity.	AO4 The sale of food and drink and any associated dining facilities does not exceed 10% of the total gross floor area.

Building design and siting Table 9.3.12.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Building design and siting	
PO5 Recreation activities, including buildings, structures, ancillary uses and car parking are sited and designed to ensure the efficient and safe operation of the activity and safe access for users.	No acceptable outcome provided
PO6 Recreation activities involving buildings and structures are fit for purpose and reflect the character of the location in which it is located with design elements and materials that reflect the local character of the area.	No acceptable outcome provided

Landscaping Table 9.3.12.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Landscaping	
PO7 Landscape treatments provide shade and soften the visual appearance of buildings, outdoor recreation spaces and service areas.	No acceptable outcome provided

Amenity Table 9.3.12.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Safety and Amenity	
PO8 Recreation activities are located, designed and operated to avoid significant adverse impacts associated with noise, privacy, security, waste, and lighting on the amenity of the area.	AO8 An operation management plan is provided for a Major sport, recreation and entertainment facility or Outdoor sport and recreation facilities outlining how the activity will minimise adverse impacts including: (a) noise mitigation and noise management protocols; (b) safety and security measures; (c) crowd control; (d) lighting; and (e) waste management and collection.
Hours of Operation PO9	No acceptable outcome provided



Performance outcomes	Acceptable Outcomes
Recreation activities operate within a timeframe that avoids negative impacts on the amenity of the surrounding area and sensitive land uses.	
Noise PO10 Recreation activities are designed and operated to avoid noise emissions that unreasonably impact on the amenity of the area and sensitive and uses.	AO10 Any Major sport, recreation and entertainment facility is 50 metres from the common boundary to any adjoining residential activity and includes the erection of a 1.8 metre high acoustic fence for the full length of the common boundary. Editor's Note — An acoustic report may be required to meet PO10.
Overlooking PO11 Recreation activities maintain reasonable privacy, amenity and use of indoor and outdoor living areas to surrounding residential activities.	AO11 Recreation activities are sited to avoid overlooking by positioning windows and outdoor areas to not look into dwellings, incorporating screening over building openings if necessary.
PO12 Outdoor recreation uses do not have an adverse impact on the amenity enjoyed by users of adjacent or nearby residential uses.	AO12 Outdoor recreational facilities including swimming pools, spas, tennis courts and half courts are: <ul style="list-style-type: none"> (a) setback at least 15 metres from the boundary of land in a residential zone and screened by a 5 metres wide buffer densely planted with trees and shrubs including species from 1 metre to 8 metres in height; or (b) located internally to the arrangement of accommodation buildings on the site; and (c) not used between the hours of 9:30pm and 6:30am the following day.
PO13 Development promotes safe and efficient walking and cycling by: <ul style="list-style-type: none"> (a) providing sealed pathways along easily understood direct routes with opportunity for casual surveillance; and (b) ensuring the safety to pedestrians and cyclists is priorities in the design and construction of access ways and car parking. 	AO13 Well lit, sealed internal and external pedestrian and bicycle pathways are provided.
AO14 Communal open spaces, congregation and seating areas are in the line of sight or seen from a street or other public space.	No acceptable outcome provided
Lighting PO15 The obtrusiveness of lighting is minimised without unduly limiting the use, enjoyment or safety of outdoor recreation community facilities.	AO15.1 Lighting associated with the use is designed, installed, operated and maintained in a manner that does not unreasonably impact on the amenity of an adjoining residential use. AO15.2 Any lit sports courts are located at least 60 metres from the external wall of an existing or approved residential dwelling on any separate property (as measured from the centre of the court). AO15.3 The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upward; and any flood lighting is



Performance outcomes	Acceptable Outcomes
	<p>restricted to the types that give no upward component of light where mounted horizontally (i.e. a full cut off luminaire).</p> <p>Editor's Note— For sport and recreation uses development complies with Australian Standard AS2560.</p>
<p>Public Toilets</p> <p>PO16</p> <p>Public toilets are designed and constructed to—</p> <ul style="list-style-type: none"> (a) ensure the safety of all people using them; and (b) take advantage of informal surveillance from adjoining uses and activities, discouraging non-legitimate uses. 	<p>AO16.1</p> <p>Public toilets are located in high traffic areas.</p> <p>AO16.2</p> <p>Features that may legitimise loitering, such as seating or public telephones are not located within 20 metres of toilet entrances.</p> <p>AO16.3</p> <p>Entrances to public toilets are visible from the street, footpath and other activity areas on the site or adjoining sites.</p>
<p>Infrastructure</p> <p>PO17</p> <p>Development is sufficiently separated from infrastructure including electricity infrastructure and substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO17.1</p> <p>Development for uses adjacent to or within 50 metres of an existing electricity substation incorporates noise attenuation measures to mitigate noise impacts.</p> <p>AO17.2</p> <p>Buildings and structures (including swimming pools, sheds, tennis courts and outbuildings) are not constructed under overhead electricity transmission lines, or within easements.</p>

9.3.13 Rural Activities Code

9.3.13.1 Application

This code applies to acceptable development which is subject to requirements and to assessable development identified as requiring assessment against the Rural Activities code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).

9.3.13.2 Purpose and overall outcomes

- (1) The purpose of the Rural Activities code is to ensure that a range of rural activities are established and operated in a sustainable manner which:
 - (a) conserves the productive characteristics of rural land;
 - (b) protects environmental and landscape values; and
 - (c) protects the amenity of surrounding premises.
- (2) The overall outcomes sought for Rural Activities are:
 - (a) Rural activities contribute to the economic strength of the Noosa hinterland and create opportunities for employment.
 - (b) Animal husbandry and cropping contribute to the heritage values of the Shire.
 - (c) Innovative and sustainable agricultural enterprises are particularly promoted and encouraged.
 - (d) Rural activities directly and indirectly support the local production of food and beverage products.
 - (e) Development maintains and enhances rural landscapes and ecologically important areas.
 - (f) Development is managed to protect land and water resources to avoid diminished productivity.
 - (g) Rural activities are located and operated to protect and maintain water quality values of surface and groundwater.
 - (h) Rural activities are separated from sensitive land uses which might be adversely affected by the activity.

FOR ACCEPTED DEVELOPMENT

The requirements for acceptable development are the acceptable outcomes listed in the Table of Assessment. Accepted development that complies with all the acceptable solutions is considered to satisfy the requirements. If development complies with some, but not all, acceptable outcomes, an application for Code Assessment will be necessary and the application will be assessed against the relevant Performance Outcome(s).

FOR ASSESSABLE DEVELOPMENT

Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.

Table 9.3.13.3 - Criteria for assessment

Performance Outcomes	Acceptable Outcomes
All Rural Activities	
Location	
PO1 Rural activities are generally located in the Rural zone or the Rural Residential zone on a site suitable for the use.	No acceptable outcome provided
PO2 The rural activity is conducted on a lot that is of a sufficient size to reasonably accommodate the use and mitigate potential nuisance arising from noise, dust, odour and other emissions or contaminants generated by the use.	AO2 With the exception of the individual uses listed in subsequent outcomes of this code, the rural activity is conducted on a site at least 2 hectares in area.

Effects of Use Table 9.3.13.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
All Rural Activities	
Effects of Use	
PO3 Rural activities are of a type, scale and intensity that is consistent with the zone, locality and character of the area in which the site is located.	No acceptable outcome provided
PO4 Customers and clients do not adversely affect the amenity of neighbouring residents.	AO4 Customers or clients do not attend the site outside the hours of 7:00am to 6:00pm daily <i>Editor's note—Examples of customers or clients would include people dropping off domestic pets at boarding kennels or customers who pick their own food product from the field. NB roadside stalls and home-based businesses are addressed separately.</i>
Traffic and access PO5 The rural activity does not have an adverse impact on the safety and functioning of the road network.	AO5.1 Operation of the rural activity, including loading or unloading of livestock or produce is undertaken entirely within the site boundaries. AO5.2 All parking and vehicle manoeuvring areas are contained on site and allow for vehicles to enter and exit the site in forward gear.
PO6	AO6.1

Performance Outcomes	Acceptable Outcomes
<p>Traffic generated by the rural activity does not result in unacceptable impacts on Noosa Shire roads, road users or residents close to such roads.</p>	<p>Where the use generates or relies on more than 10 vehicle movements per day or 10 heavy vehicle movements in any week, the lot has frontage to a sealed road.</p> <p>AO6.2 Property access points are designed to ensure the safe and efficient operation of heavy vehicles.</p> <p>AO6.3 The haulage of animals, plants or other goods associated with the rural activity does not result in:</p> <ul style="list-style-type: none"> (a) excessive night-time traffic noise; or (b) excessive truck movements on a <i>local road or collector road</i>. <p>Editor's Note—Proponents can enquire with Council as to the level of any particular road within the road hierarchy or refer to the Regional Infrastructure Overlay Maps in Schedule 2.</p>
<p>Setbacks PO7 Sufficient separation distance is provided and managed between the rural activity and sensitive land uses on other premises, or public areas to avoid or minimise adverse visual impacts on the rural landscape and the amenity of neighbouring properties.</p> <p>Editor's Note—Building setbacks are specified in the relevant zone code.</p>	<p>No acceptable outcome provided</p>

Environmental Management Table 9.3.13.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
All Rural Activities	
Environmental Management	
<p>PO8 The rural activity is established and managed in accordance with relevant industry guidelines, codes of practice and standards, as applicable to the particular use.</p> <p>Editor's Note— There are various pieces of legislation (such as the Animal Care and Protection Act 2001), industry codes of practice (such as the National Beef Cattle Feedlot Environmental Code of Practice and Model Code of Practice for the Welfare of Animals: Pigs) that should be complied with. Most of these can be accessed through the Queensland Government.</p>	<p>No acceptable outcome provided</p>
<p>PO9 The rural activity prevents or manages any discharges of stormwater runoff or wastewater from the site to any waterway, wetland, roadside gutter or stormwater drainage system such that:-</p> <ul style="list-style-type: none"> (a) no unacceptable levels of sediment, nutrients, chemicals or other pollutants enter a waterway or wetland; (b) the ecological and hydraulic processes of the waterway or wetland are not adversely affected; and 	<p>AO9.1 Buildings or other structures used to house animals, birds, waste, machinery or chemicals are not located on land that is:</p> <ul style="list-style-type: none"> (a) within 100 metres of waterways or wetlands as shown on the Biodiversity, Waterways and Wetlands Overlay Maps in Schedule 2; or (b) subject to flooding by the 1%AEP event (100 year ARI event).

Performance Outcomes	Acceptable Outcomes
(c) applicable legislative requirements are met.	AO9.2 All wastewater, including water used to clean animal sheds or machinery is managed so that: <ul style="list-style-type: none"> (a) no off-site release of contaminants occurs; and (b) no adverse impacts on surface or groundwater resources occurs

Animal Husbandry and Intensive Animal Industry Table 9.3.13.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Animal Husbandry and Intensive Animal Industry	
PO10 Animal husbandry and Intensive animal industry is at a scale, intensity and stocking density that does not over-graze the property, lead to erosion or degradation, compromise the welfare of animals or cause environmental nuisance to sensitive land uses.	AO10.1 Livestock are free to graze or forage in pastures and rely on supplementary food for no more than 30% of their diet.
	AO10.2 The lot used for Animal husbandry has a minimum area of 4 hectares.
	AO10.3 The lot used for Intensive animal industry has a minimum area of 20 hectares.
	Pigs AO10.4 For animal husbandry, livestock does not exceed a stocking density of 10 pigs per hectare.
	or
	AO10.5 For Intensive animal industry, pigs are provided with a range area that does not exceed an average stocking density of 30 adult pigs per hectare and which offers continuous access to shelter, provided that any property with over 50 pigs is at least 20 hectares in area.
	Poultry AO10.6 For animal husbandry livestock does not exceed 999 birds and a pasture stocking density of 250 birds per hectare, provided that buildings or structures used to house poultry at night do not exceed a stocking density of 28kgs of live birds per square metre of floor space.
	or
	AO10.7 For Intensive animal industry livestock density does not exceed 2,500 birds per hectare of pasture with at least 8m ² of overhead shade per 1,000 birds, provided that any property with 1,000 birds or more is at least 20 hectares in area
	Editor's Note —The appropriate stocking rate (number of livestock on a paddock or a whole farm) can be calculated for each type of animal using tools published by Meat & Livestock Australia.

Performance Outcomes	Acceptable Outcomes
	<i>"Grazing land types of the Gympie district" by Adam Logan, Graeme Elphinstone and Brad Wedlock, published by the Queensland Government in 2010 may also be of local relevance.</i>
PO11 Sufficient separation distance is provided between Animal husbandry and Intensive animal industry and sensitive land uses on other premises.	AO11 Irrespective of boundary setbacks for the relevant zone, area used to contain livestock intensively, whether temporarily or permanently, or waste and by-product disposal areas are located no less than— (a) 50 metres from a road reserve; (b) 250 metres from land in a residential zone or the Rural Residential zone; (c) 40 metres from another property boundary; and (d) 150 metres from a sensitive land use. provided that a mobile poultry shed housing no more than 200 birds can be as close as 40 metres to any property boundary provided it is within the setbacks specified above for no more than 2 days during any given week.
PO12 Sufficient separation distance is provided between livestock and ecologically important areas including national parks, waterways, water bodies and wetlands. Editor's Note— <i>The presence of an overlay over the site (for example indicating biodiversity values or water supply catchment) may change the level of assessment or add specific requirements.</i>	AO12.1 Buildings used to house animals, temporary holding yards, areas of waste or by-product disposal are not within 100 metres of (a) adjoining land in the environmental management and conservation zone; or (b) a waterway or wetlands as shown on the Biodiversity, Waterways and Wetlands Overlay maps in schedule 2. AO12.2 Where livestock is located on land adjoining a natural waterway or wetland (as shown on the Biodiversity, Waterways and Wetlands Overlay maps in schedule 2) fencing prevents livestock entering the waterway or riparian zone.
PO13 Buildings and enclosures intended to house animals or birds are sited, designed and constructed: (a) to facilitate natural ventilation and ease of cleaning, ensuring effluent can be managed effectively; and (b) with sufficient noise and odour mitigation measures so as to ensure that dispersion effectively limits odours to acceptable levels and frequencies under the expected range of atmospheric conditions.	AO13 Sheds and storage areas are designed and constructed with: (a) natural ventilation; (b) easy to clean material; (c) drains, pits or litter beds which can be easily and regularly cleaned out without excess waste or moisture build-up; (d) noise mitigation measures for fans and pneumatic feed systems; and (e) covers applied to stored manure or litter.
PO14 Intensive animal industries are sited, sized, designed, constructed and managed to protect: (a) the water quality of groundwater, waterways and wetlands; (b) the scenic and visual amenity of the Noosa hinterland; and (c) the quality of life enjoyed by residents of Noosa Shire.	No acceptable outcome provided
PO15 The haulage of animals does not result in environmental nuisance to surrounding sensitive land uses.	No acceptable outcome provided

Animal Keeping Table 9.3.13.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Animal Keeping	
PO16 The site has sufficient area to satisfactorily accommodate: <ul style="list-style-type: none"> (a) the number and type of animals to be kept; (b) buildings and structures; (c) servicing requirements such as waste and recyclable material storage facilities and collection areas; (d) access, parking, manoeuvring and circulation; and (e) adequate separation between buildings, pens, waste disposal areas from adjoining land uses and areas of environmental sensitivity. 	AO16 The minimum area of the lot is: <ul style="list-style-type: none"> (a) for breeding or boarding kennels or pounds—4 hectares; or (b) otherwise – 2 hectares.
PO17 The development must be sited, constructed and managed such that: <ul style="list-style-type: none"> (a) animals are securely housed; (b) the generation of any noise or odours does not cause a nuisance to adjoining properties; and (c) disposal of waste does not result in any on-site or off-site contamination of soil, surface water or ground water. 	AO17.1 Premises for the keeping of animals must be fenced to prevent animals from escaping. AO17.2 Animals are kept within roofed buildings or structures between sunset and the following sunrise. AO17.3 Buildings for the accommodation of animals are to be constructed with impervious reinforced concrete floors which ensure appropriate drainage and disposal of liquid waste to a wastewater treatment plant, holding tank or sewerage system. AO17.4 A person who is responsible for the care of the animals resides on the site.

Aquaculture Table 9.3.13.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Aquaculture	
PO18 Wherever possible, development does not permanently alienate agricultural land.	AO18.1 Ponds and tanks are not located on Agricultural Land Conservation Area as identified on the Agricultural Land Overlay Maps in Schedule 2. or AO18.2 Upon cessation of aquaculture production the soil profile within the developed area is rehabilitated, as close as practical, to pre-development conditions.
PO19 Development has no discharge to creeks, rivers or other waterways or wetlands.	AO19.1 Water is fully recirculated within the facility; or AO19.2 Water is managed on site such that it will not reach any creeks, rivers, waterways or wetlands via overland or stormwater flows.

Performance Outcomes	Acceptable Outcomes
PO20 Development is located and designed to avoid, or otherwise minimise, impacts on surrounding environment.	AO20.1 A buffer is provided of suitable width to support and protect fish habitat: (a) for tidal fish habitats – 100 metres from highest astronomical tide; or (b) for non-tidal fish habitats – 50 metres from bankfull width. AO20.2 Ponds, tanks, containers and aquaria are screened to prevent the escape of any aquaculture fisheries resources (eggs, juveniles or adults) into waterways or wetlands. AO20.3 Tanks and ponds are designed and constructed to avoid leakage, in accordance with “Guidelines for constructing and maintaining aquaculture containment structures: Guidelines for best practice in-ground pond construction for aquaculture” , Department of Agriculture, Fisheries and Forestry, 2007. Editor's Note: When planning and designing buffers refer to the Queensland Governments' wetland buffer planning guideline 2011 .
PO21 Tanks or ponds used for cultivation of aquaculture fisheries resources or used for water settlement and/or treatment are immune from flooding.	AO21.1 Tanks and ponds used to cultivate aquaculture fisheries resources are constructed with the lowest point of the top of wall at least the height of the Q100 flood level. AO21.2 Tanks and ponds used for treatment or settlement of water is constructed so the lowest point on the top of the wall is at least the height of the Q50 flood level.

Cropping, Intensive Horticulture & Wholesale Nurseries Table 9.3.13.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Cropping, Intensive Horticulture & Wholesale Nurseries	
PO22 Sufficient area is available to accommodate the use, taking into account: (a) the carrying capacity of the water, soils and topography of the land; (b) minimising land degradation; (c) efficient use of the site; (d) handling land disposal of treated liquid and solid waste; (e) flooding potential of the site; (f) the inclusion of setbacks and separation areas.	No acceptable outcome provided
PO23 Development manages the risk of soil erosion or landslide and does not lead to sediments, nutrients and other chemicals flowing into drainage lines, waterways or wetlands.	AO23.1 Cultivated areas have a slope of less than 25% (1 in 4); or

Performance Outcomes	Acceptable Outcomes
	<p>AO23.2 For cultivated areas with a slope of 25% or more:</p> <ul style="list-style-type: none"> (a) any ploughing or cultivation is parallel to contours; and (b) sediment barriers are provided and maintained downslope of cultivated areas to prevent sediment flowing into drainage lines, waterways, and wetlands either on or off the property; or (c) grassed or vegetated buffer areas are provided and maintained downslope of cultivated areas to slow overland flow and prevent sediment flowing into drainage lines, waterways, and wetlands either on or off the property.
<p>PO24 Activities are located and designed to ensure an acceptable level of amenity is achieved for adjacent land in any residential zone or community facilities and that sensitive land uses are not adversely affected by impacts such as chemical spray drift, odour, noise, dust, artificial lighting, fire, smoke and ash.</p>	<p>AO24.1 Uses which plough or till soil, rely on application of fertilisers or chemical sprays or involve artificial lighting are set back a minimum distance of 60 metres from land in a residential zone or the Rural Residential zone and;</p> <ul style="list-style-type: none"> (a) a vegetated buffer, 10 metres in width, is provided within the site boundary along the road frontage and any boundary that adjoins land in a residential zone or the Rural Residential zone; and (b) the vegetated buffer contains random plantings of a variety of locally appropriate species of tree and shrub species of differing growth habits with foliage from base to crown, but which include tree species of at least 8 metres in height. <p>AO24.2 Chemical spraying does not occur within 100 metres of a child care centre or educational establishment.</p> <p>AO24.3 Unless spray is entirely contained within a structure without risk of escape, chemical spraying does not occur within the following distance of existing houses on a separate property:</p> <ul style="list-style-type: none"> (a) For low boomspray 500 millimetres above crop level – 40 metres (b) For high boomspray 1.27 metres above crop level – 80 metres (c) For airblast – 60 metres <p>AO24.4 Structures and covered areas associated with intensive horticulture or wholesale nurseries do not exceed 10% of the site.</p> <p>AO24.5 Where multiple intensive horticulture structures are proposed they are grouped to minimise the footprint and allow separation distance around the periphery of the site.</p> <p>AO24.6 Heavy vehicles, plant equipment, machinery or other associated tools are stored in an area that is screened from the road or adjoining properties.</p> <p>AO24.7 Where visible from the road or adjoining properties, plastic</p>

Performance Outcomes	Acceptable Outcomes
	cladding of the horticultural structures on the site are maintained in good condition.
	AO24.8 Any external lighting is designed and operated in accordance with the Australian Standard AS4282: The control of obtrusive effects of outdoor lighting.

Roadside Stall Table 9.3.13.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Roadside Stall	
PO25 A roadside stall is limited in scale, appropriate to a rural setting and provides only for the sale of locally grown and manufactured goods.	AO25.1 The roadside stall is ancillary to a rural use conducted on the same site. AO25.2 Produce sold at the roadside stall is limited to fresh or processed produce which is grown or produced on the site or in the surrounding area. AO25.3 For a roadside stall the use is located on a site with sufficient area to park three cars clear of the <i>carriageway</i> and within 20 metres of the roadside stall. AO25.4 Buildings associated with the roadside stall have a gross floor area of not more than 40m ² AO25.5 Except where utilising part of an existing building, buildings or structures associated with the roadside stall are temporary, mobile, or constructed of materials that can easily be dismantled following the cessation of the use.
PO26 The tasting and purchase of food and beverages produced on site is ancillary to a bona fide cropping or animal husbandry use on site.	AO26 Facilities that allows for the tasting or purchase of food and beverages produced on site do not operate outside the hours of 9:00am to 5:00pm daily.

Rural Industries Table 9.3.13.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Rural Industries	
PO27 The storage, processing, and packaging of goods is limited to locally grown produce or goods made from locally grown products.	AO27 Produce packed or processed is limited to that which is grown on the site or within 30 kilometres of the site or products directly made from such produce.
PO28 Machinery maintenance activities are appropriate to the rural setting and ancillary to rural uses occurring on the site.	AO28 Dismantling, repairing and servicing motor vehicles and machinery is limited to vehicles and machines used for a rural activity on the site.
PO29 Rural industries do not adversely impact on the low density, low intensity built form and landscape amenity of the site's setting.	AO29 Development, including outdoor storage and vehicle manoeuvring areas, is setback:

Performance Outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> (a) 100 metres from land in a residential zone or the Rural Residential zone; (b) 40 metres from any part of the major road network; and (c) 20 metres from any other property boundary.

9.4 Works codes

9.4.1 Driveways and Parking Code

9.4.1.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Driveways and parking code by the tables of assessment in [Part 5 \(Tables of Assessment\)](#).
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.1.2 Purpose and Overall Outcomes

- (1) The purpose of the Driveways and parking code is to ensure driveways and parking:
 - (a) are adequate to serve the access and parking needs of development; and
 - (b) are designed to protect the safety of pedestrians and cyclists.
- (2) The overall outcomes sought for the Driveways and parking code are:
 - (a) Car parking spaces and associated manoeuvring areas are designed to be safe and functional and meet the reasonable requirements of the particular land use.
 - (b) Adequate provision is made for the standing, parking, loading and unloading, access and manoeuvring of service vehicles within the development site.
 - (c) Use of car share vehicles is encouraged as an alternative to private car use where affordable rental premises are provided in or adjacent to well-serviced centres.
 - (d) The use of motor scooters and motorcycles are promoted as an alternative to cars within urban areas, with appropriate parking provided for such vehicles.
 - (e) The use of bicycles and e-mobility devices are encouraged.
 - (f) Appropriate parking and charging is provided for bicycles and e-mobility devices.
 - (g) The use of electric vehicles is encouraged.
 - (h) Charging facilities for electric cars are provided or facilitated for future installation.
 - (i) Driveways and parking areas do not adversely impact on existing public parking.
 - (j) Vehicular access does not impact adversely upon existing landscaping or native vegetation.
 - (k) Driveways and parking areas provide safe and efficient pedestrian and cycle access.
 - (l) Access, parking, servicing and associated manoeuvring areas do not detract from the streetscape character, and are designed to discourage crime and antisocial behaviour.
 - (m) Driveways and parking areas avoid adverse impacts on the environment and the amenity of the locality.

Table 9.4.1.3 - Criteria for assessment

Driveways Table 9.4.1.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
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Performance outcomes	Acceptable Outcomes
Assessable development	
Driveways	
PO1 Vehicular access does not adversely impact on: <ul style="list-style-type: none"> (a) safety, capacity and operations of the existing or planned road network, cycleways or pedestrian pathway systems; and (b) the existing character and amenity of the streetscape 	AO1.1 Vehicular access is located and designed in accordance with the current Australian Standards for Parking Facilities. AO1.2 Only one footpath crossing is provided. <i>Editor's Note— Justification for additional driveways may need to be supported by a detailed Traffic Study.</i> AO1.3 Driveways have a maximum grade in accordance with Council's standard requirements.
PO2 Driveways and crossovers <ul style="list-style-type: none"> (a) are suitable and safe for their intended use; and (b) match Council infrastructure. 	AO2.1 Design and construction of driveways, including across the footpath, is in accordance with: <ul style="list-style-type: none"> (a) Council Standard Drawings as appropriate for the particular type of development as annotated on the drawings: or (b) for properties located at number 1 through to 97 Noosa Parade, Noosa Heads, with Council's Project Specific Drawing Number 500636 for the Noosa parade corridor upgrade. AO2.2 The change of grades in driveways and ramps is in accordance with Council's Standard Drawings.
PO3 The number of driveways across pedestrian footpaths is minimised.	AO3.1 Design of multi-tenanted developments include shared driveways and parking areas. AO3.2 Driveways are located so they abut existing driveways of adjoining development where practicable and reciprocal easements are created to reduce the sealed driveway width.
PO4 Vehicular access does not adversely impact on the capacity, operations and maintenance of the existing infrastructure.	AO4 Footpath and kerb crossings are located clear of existing stormwater inlet structures, water and sewerage infrastructure fittings, any other exiting utility infrastructure, existing landscaping and vegetation.
PO5 Vehicular access does not adversely impact on the health and integrity of existing landscaping or native vegetation, where possible.	AO5 Vehicular access avoids disturbance to the tree protection zone of trees on public land.

Parking and manoeuvring Table 9.4.1.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Assessable development	
Parking and manoeuvring	



Performance outcomes	Acceptable Outcomes
<p>PO6 Sufficient parking</p> <p>(a) is provided having regard to the specifics of the use including—</p> <ul style="list-style-type: none"> (i) the type and intensity of land use; (ii) any existing parking available on the site; (iii) hours of operation; (iv) likely numbers of users; (v) accessibility to the site by means other than private motor vehicle; (vi) the peak parking demand periods of uses on the site; and (vii) the availability of alternative car parking; and <p>(b) is provided to accommodate the number and type of vehicles and motorcycles likely to be generated by the development.</p>	<p>AO6.1 The number of car parking spaces, motor cycle spaces, bicycle spaces and loading bays is not less than the minimum number specified in Table 9.4.1.4 Minimum parking requirements including end of trip facilities.</p> <p><i>Editor's note— with regard to the provision of end of trip facilities, where there is a conflict with the QDC MP 4.1 for major developments the QDC applies. For all other development Table 9.4.1.4 applies.</i></p> <p>AO6.2 Where appropriate, motorcycle spaces can be provided on site in lieu of required car parking spaces, excluding industry activities, at the following rates:</p> <ul style="list-style-type: none"> (a) 2 motorcycle spaces provided for 0.5 car parking space; or (b) 4 motorcycles spaces provided per 1 car parking space; and (c) up to a maximum of 4 car parking spaces. <p>AO6.3 Secure and convenient parking spaces for bicycles and other micro-mobility devices are designed and provided on site in accordance with—</p> <ul style="list-style-type: none"> (a) AS2890.3 Bicycle Parking Facilities; and (b) Cycling aspects of Austroads Guides (AP-G88-14). <p>AO6.4 Bicycle spaces and end of trip facilities need to be accessible to all users.</p>
<p>PO7 The layout of the development provides adequate, clearly defined and easily accessible</p> <ul style="list-style-type: none"> (a) on-site vehicle parking and manoeuvring areas; and (b) loading and manoeuvring areas for delivery and service vehicles. 	<p>AO7.1 Parking bays, manoeuvring areas, queuing areas, loading, set down, pickup areas and driveways are designed in accordance with the Australian Standards for Parking Facilities.</p> <p>AO7.2 Development includes purpose designed spaces for motorcycles and motor scooters, which are easily identified from the driveway of the property and located as close as practicable to the entrance of the building on site.</p>
<p>PO8 Parking and manoeuvring areas are designed to</p> <ul style="list-style-type: none"> (a) not unduly conflict with pedestrians; and (b) be sufficiently setback from road frontages to not dominate the streetscape or surrounding areas; (c) allow for landscaping to reduce the visual impact of the parking, servicing and manoeuvring areas; (d) complement the future planned character of the area; and (e) avoid development within the Walter Hay Drive, Eenie Creek Road and Holts Road frontage setbacks. 	<p>AO8.1 Parking, service areas and manoeuvring areas are setback a minimum of 2 metres from road frontages to allow for landscaping, with the exception of Walter Hay Drive, Eenie Creek Road and Holts Road frontages, where no development occurs within the landscaped frontage setbacks.</p> <p>AO8.2 In Centre zones, parking, service and manoeuvring areas are either integrated within or under buildings and sleeved by usable floor space, or located to the rear of buildings.</p> <p><i>Editor's note— Refer to Figure AP3-11A and Figure AP3-11B for outcomes for car parking in centres.</i></p>

Performance outcomes	Acceptable Outcomes
	AO8.3 Where practicable vehicle access is from rear laneways.
PO9 On-site car parking spaces are identified and reserved for people with disabilities.	AO9 Car parking spaces are provided for people with disabilities at the rate specified in the current Australian Standards for Parking Facilities.
PO10 Access and egress points do not impact on the safety and operations of the road system.	AO10 Vehicle manoeuvring areas are provided so vehicles enter and leave the site in a forward gear (excluding Dual occupancy and Dwelling house located on local roads) in accordance with the current Australian Standards Australian Standards for Parking Facilities.
PO11 Parking areas are designed to (a) provide a progressive reduction in speed between the external road and internal parking spaces; (b) ensure lower speeds near areas of high pedestrian activity through the use of appropriate road geometry or devices designed to limit speed; and (c) maintain sight distances which are appropriate for the likely operating speeds in all areas of potential pedestrian/vehicle and vehicle/vehicle conflict.	AO11 At locations where pedestrian and vehicle conflicts are likely to occur: (a) sight distances of at least 2.5 seconds of travel time at the designated speed are provided; (b) splayed corners on structures are incorporated; (c) landscaping is designed to allow clear views; and (d) sign placement ensures that sight distance requirements are not impeded.
PO12 A clearly defined pedestrian network is provided that – (a) is located in areas where people will choose to walk; (b) ensures that pedestrian movement through car parking areas or structures are along aisles rather than across them.	AO12.1 In large open car parks with greater than 200 car parking spaces, a pedestrian path between parking spaces is provided on every second aisle. AO12.2 For a minimum of 50% of car parking spaces, pedestrian access to buildings is not across or through driveways, car parks, setdown or manoeuvring areas.
PO13 Provision is made for pedestrian and vehicular queues at conflict points.	No acceptable outcome provided
PO14 Parking areas are lit to provide security for night-time users.	AO14 Lighting is provided in accordance with the Australian Standard for Road Lighting - Vehicular Traffic (Category V) Lighting - Performance Installation and Design Requirements.
PO15 Site facilities encourage users and employees to access the site by means of foot or bicycle through provision of appropriate end of-trip facilities including bicycle parking and shower/change rooms.	AO15 End-of-trip facilities are maintained and accessible to all users of the premises as part of common property.
PO16 Development with the potential to generate significant traffic and parking impacts gives appropriate consideration to transport and land use issues. <i>Editor's Note—A detailed Traffic Impact Assessment Report may be required.</i>	No acceptable outcome provided
PO17	AO17.1

Performance outcomes	Acceptable Outcomes
Parking and manoeuvring areas are designed to ensure run-off is treated to remove pollutants prior to leaving the premises.	<p>Development providing less than five car parking spaces is designed so that the driveway, parking and manoeuvring areas are formed to drain to landscaped areas.</p> <p>AO17.2 Development providing five or more car parking spaces is designed to incorporate stormwater treatment methods to remove water contaminants likely to runoff from the general operation of the of the driveway, parking and manoeuvring areas.</p> <p>Editor's Note—Further details are provided in the Water Quality and Drainage Code.</p>
PO18 Parking areas are designed to ensure drainage without the use of pumps or other electrical apparatus.	No acceptable outcome provided
PO19 Site layout and building design provides for soft landscaping to be established.	AO19 Below ground components of buildings, including car parks, do not extend beyond the above ground footprint to allow for the provision of landscaping, particularly within building setbacks.

Travel demand measures Table 9.4.1.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Assessable development	
Travel demand measures	
Note —Travel demand measures only apply to development incorporating significant affordable rental premises.	
<p>PO20 For residential or mixed use development at Noosa Junction, Noosa Business Centre and Tewantin, within 400 metres of a bus stop with a high frequency of buses, where all dwellings are small dwellings and at least 20% of the residential GFA is affordable rental premises, travel demand measures may be incorporated where development:</p> <ul style="list-style-type: none"> (a) accommodates sufficient on-site parking having regard to the number and type of vehicles and motorcycles likely to be generated by the development; (b) demonstrates the travel demand measures proposed can be successfully managed over the life of the development; (c) provides car spaces on-site for car share vehicles; (d) demonstrates: <ul style="list-style-type: none"> (i) the model of carsharing proposed is sustainable for the development and its location; and (ii) for unbundled carparking, a methodology is in place to allow efficient reallocation of unused car parks; and (e) provides an on-site carparking operational management and green travel plan incorporating the travel demand measure/s. 	<p>AO20 If at Noosa Junction, Noosa Business Centre or Doonella Street Tewantin, within 400 metres of a bus stop with a high frequency of buses, where all dwellings are small dwellings and at least 20% of the residential GFA is affordable rental premises, development may apply the following travel demand measures:</p> <ul style="list-style-type: none"> (a) if for carsharing: <ul style="list-style-type: none"> (i) one car share vehicle reduces the minimum car parking rate by 4 spaces, up to a maximum of three car share vehicles; (ii) each car share vehicle has a nominated car space provided within common property; (iii) parking is not subject to exclusive use under a Community Management Statement; and (iv) provides an on-site carparking operational management and green travel plan incorporating the car sharing model; (b) if unbundled car parking is provided: <ul style="list-style-type: none"> (i) the reduction to the minimum car parking rate is equivalent to a maximum of 10% of the total unbundled spaces; (ii) it remains within common property and not part of a dwelling title; (iii) it is not subject to exclusive use under a Community

Performance outcomes	Acceptable Outcomes
	<p>Management Statement; and</p> <p>(iv) a methodology is in place that demonstrates efficient reallocation of unused car parks.</p> <p>Editor's Note— A peer to peer carsharing model is more likely to be appropriate than a commercial operator model.</p> <p>Editor's note—As an example of unbundled carparking, if a development requires a minimum of 20 car spaces and of those, 10 car spaces are unbundled, a 1 space reduction applies to the minimum car parking rate of 20 spaces, resulting in 19 spaces required to be provided for the development</p>

Table 9.4.1.4 - Minimum parking requirements including end of trip facilities

Column 1 Use	Column 2 Requirements for parking of vehicles and end of trip facilities
<p>Notes—</p> <ol style="list-style-type: none"> Where the number of spaces required is not a whole number, the number of spaces to be provided is the next highest whole number. Parking (car, motorcycle, bicycle) spaces where required 'per m²', is calculated from gross floor area unless otherwise specified. Should there be a conflict between parking rates, the higher parking rate applies. Any use not specified in Column 1 of this table shall provide sufficient spaces to accommodate the number of vehicles likely to be parked at any one time. For a complementary use the car parking rate is as per the industry activity rate. 	
Accommodation activities	
Caretaker's accommodation	One space
Community residence	In accordance with the <i>Planning Regulation 2017</i>
Dual occupancy	Three spaces
Dwelling house excluding a secondary dwelling	<p>Two spaces.</p> <p>Editor's Note—For clarification, three spaces are required in total for a dwelling house which includes a secondary dwelling, otherwise two spaces are required for the dwelling house only. One space may be tandem.</p> <p>Editor's note— while the planning scheme does not require car parking spaces to be covered, the desire to retrospectively cover a parking space is not supported if site cover and setback provisions are not met.</p>
Dwelling house including a secondary dwelling	<p>Three spaces</p> <p>Editor's note— One space may be in tandem</p> <p>Editor's note— while the planning scheme does not require car parking spaces to be covered, the desire to retrospectively cover a parking space is not supported if site cover and setback provisions are not met.</p>
Dwelling unit	One space per dwelling unit.
Home-based business	<p>If:</p> <ol style="list-style-type: none"> home hosted accommodation — one space per guest bedroom; or otherwise—

Column 1 Use	Column 2 Requirements for parking of vehicles and end of trip facilities
Multiple dwelling	<p>(i) two spaces plus one space per employee, or</p> <p>(ii) where involving classes, sufficient parking to accommodate one car per two attendees; and</p> <p>(iii) client/customer parking may be in tandem to resident parking.</p> <p>Note— spaces for Home-based businesses are additional to that required for the dwelling.</p> <p>If small dwellings:</p> <p>(a) within a centre zone—</p> <p>(i) one space per small dwelling;</p> <p>(b) within all other zones—</p> <p>(i) one space per small dwelling; and</p> <p>(ii) one visitor space per four dwellings.</p> <p>Note— for a small dwelling in a centre zone the car parking rate above is also the maximum.</p> <p>If not small dwellings:</p> <p>(a) one space per dwelling from 75m² up to and including 100m²;</p> <p>(b) two spaces per dwelling greater than 100m²; or</p> <p>(c) two spaces per dwelling with three or more bedrooms; and</p> <p>(d) one additional space per four dwellings.</p> <p>Editor's Note—car parking may be provided in tandem for dwellings which require 2 spaces.</p>
Nature-based tourism accommodation	<p>(a) one space per site/cabin/rooming unit;</p> <p>(b) one space per 10 sites; and</p> <p>(c) one manager space</p>
Party house	One space per bedroom
Relocatable home park	<p>(a) one space per relocatable home;</p> <p>(b) one space per two relocatable homes for visitor and surplus parking;</p> <p>(c) one car wash bay per 100 relocatable homes or part thereof; and</p> <p>(d) provision for boat/trailer/caravan storage</p>
Residential care facility	<p>(a) one space per four residential care beds; and</p> <p>(b) one space for an emergency vehicle</p>
Retirement facility	<p>(a) one space per dwelling;</p> <p>(b) one space per five dwellings; and</p> <p>(c) one space for emergency vehicle</p>
Rooming accommodation	<p>(a) one space for a manager in residence, if applicable; and</p> <p>(b) one space per two bedrooms</p>
Rural workers' accommodation	<p>(a) one space per accommodation unit; or</p> <p>(b) one space per dwelling</p>
Short-term accommodation	<p>If for:</p> <p>(a) motel/rural cabins/guest house—</p> <p>(i) one space per accommodation unit/cabin; and</p> <p>(ii) one space per 10 accommodation units/cabins</p> <p>(b) dormitory style accommodation e.g. backpackers accommodation—</p>



Column 1 Use	Column 2 Requirements for parking of vehicles and end of trip facilities
	<ul style="list-style-type: none"> (i) one space per 12 guests capable of being accommodated; and (ii) one space per staff member; and (iii) one space for a courtesy shuttle bus (c) dwellings— <ul style="list-style-type: none"> (i) if a small dwelling—one space up to two bedrooms and two spaces for three or more bedrooms; and (ii) if not a small dwelling— two spaces; and (iii) one space per four dwellings.
Tourist park	<ul style="list-style-type: none"> (a) one space per caravan site/tent site/cabin/erected tent site (e.g. permanent tent); (b) one space per 10 caravan sites/tent sites/cabins/erected tent sites; and (c) provision for boat and trailer storage area
Business activities	
Adult store	One space per 20m ²
Agricultural supplies store	One space per 20m ²
Bulk landscapes supplies	<ul style="list-style-type: none"> (a) one space per 100m²; or (b) five spaces whichever is the greater
Food and drink outlet	<ul style="list-style-type: none"> (a) one space per 20m² of use area and outdoor business area, excluding kitchen and food storage areas; and (b) if including a drive-through, queuing room for 10 vehicles <p>Editor's Note— an outdoor business area within the road reserve is not included in the car parking calculation. However, the use of the road reserve requires a separate written approval from Council.</p>
Garden centre	<ul style="list-style-type: none"> (a) one space per 60m² of use area; or (b) five spaces whichever is the greater
Hardware and trade supplies	One space per 50m ² of use area
Market	<ul style="list-style-type: none"> (a) one space per stall (equivalent to); and (b) sufficient spaces for the intended use.
Office	<p>If:</p> <ul style="list-style-type: none"> (a) located in the Major Centre Zone in Noosa Heads or Noosaville: <ul style="list-style-type: none"> (i) one space per 20m² for the ground floor; and (ii) one space per 30m² for the second and third floors; or (b) otherwise one space per 20m²
Outdoor sales	<ul style="list-style-type: none"> (a) one space per 50m² of use area; (b) one space per three vehicles/boats/caravans/machinery capable of being stored on site; and (c) one wash bay
Sales office	Four spaces
Service industry	<p>If within:</p> <ul style="list-style-type: none"> (a) an Industry zone— <ul style="list-style-type: none"> (i) one space per 50m² up to 500m²; and (ii) one space per 100m² in excess of 500m²





Column 1 Use	Column 2 Requirements for parking of vehicles and end of trip facilities
	(b) any other zone— (i) one space per 20m ²
Service station	Four spaces Editor's Note — these spaces are in addition to spaces for queuing for refuelling or parking required for any other uses on site.
Shop	One space per 20m ²
Shopping centre	One space per 20m ²
Showroom	One space per 50m ²
Veterinary service	One space per 20m ²
Community activities	
Cemetery	Sufficient spaces for the intended use
Child-care centre	(a) one space per two employees; and (b) three spaces per one employee space required (may be in tandem) for the set down and pick up of children
Club	One space per 20m ² of use area
Community care centre Community use	One space per 20m ²
Crematorium	(a) one space per 10 persons capable of being seated, with a minimum of 10 spaces; and (b) one space per hearse
Educational establishment	If for: (a) a primary or secondary school (State or private)— (i) one space per employee; and (ii) one space per 30 students; and (iii) separate set down area/s for cars and buses (b) a college, university or technical institute— (i) one space per employee; and (ii) one space per 10 students of driving age; and (iii) separate set down area for buses
Emergency services	(a) one space per employee; and (b) additional spaces for the intended use
Funeral parlour	(a) one space per 10 persons capable of being seated with a minimum of 10 provided; and (b) one space per hearse
Health care service	One space per 20m ²
Hospital	(a) one space per three beds; and (b) one space per two employees including medical practitioners and specialists; and (c) emergency vehicle parking
Place of worship	(a) one space per 10 persons; and (b) one space per 30m ²
Entertainment activities	





Column 1 Use	Column 2 Requirements for parking of vehicles and end of trip facilities
Bar	One space per 20m ² of use area
Function facility	One space per 20m ² of use area
Hotel	One space per 20m ² of use area
Nightclub entertainment facility	One space per 20m ² of use area
Theatre	<p>If for a film making or music recording studio within an Industry zone—</p> <p>(a) one space per 50m² up to 500m²; and</p> <p>(b) one space per 100m² in excess of 500m²</p> <p>All other theatres—</p> <p>(a) one space per 20m² of use area; or</p> <p>(b) one space per three persons capable of being entertained at any one time whichever is the greater</p>
Tourist attraction	<p>(a) one space per 20m² of use area; or</p> <p>(b) one space per three persons capable of being entertained at any one time whichever is the greater</p>
Industry activities <i>Editor's Note— For all Industry activities motorcycle spaces must be provided in addition to vehicle spaces.</i>	
Car wash	<p>(a) one space per 50m² up to 500m²; and</p> <p>(b) one space per 100m² in excess of 500m²</p>
Extractive industry	Sufficient spaces for the intended use
High impact industry Low impact industry Marine industry Medium impact industry Research and technology industry	<p>(a) one space per 50m² up to 500m²;</p> <p>(b) one space per 100m² in excess of 500m²; and</p> <p>(c) if for a site not located in the Innovation Zone of—</p> <p>(i) 1,000m²—1,999m² a loading bay for a single unit truck 12 metres x 3.6 metres; or</p> <p>(ii) 2,000m²—3,999m² a loading bay for a semi-trailer of 15 metres x 3.6 metres; or</p> <p>(iii) 4,000m² or more a loading bay for a semi-trailer of 15 metres x 3.6 metres and on site manoeuvring for a semi-trailer; or</p> <p>(d) if for a site located in the Innovation Zone a loading bay sufficient for the intended use.</p>
Transport depot	Sufficient spaces for the intended use
Warehouse	<p>(a) one space per 50m² up to 500m²;</p> <p>(b) one space per 100m² in excess of 500m²; and</p> <p>(c) if for a site of—</p> <p>(i) 1,000m²—1,999m² a loading bay for a single unit truck 12m x 3.6m; or</p> <p>(ii) 2,000m²—3,999m² a loading bay for a semi-trailer of 15m x 3.6m; or</p> <p>(iii) 4,000m² or more a loading bay for a semi-trailer of 15m x 3.6m and on site manoeuvring for a semi-trailer</p>
Infrastructure activities	
Landing Major electricity infrastructure Parking station Renewable energy facility Substation	Sufficient spaces for intended use





Column 1 Use	Column 2 Requirements for parking of vehicles and end of trip facilities
Telecommunications facility Utility installation	
Recreation activities	
Environment facility	Sufficient spaces for the intended use
Indoor sport and recreation	One space per 20m ²
Major sport, recreation and entertainment facility Outdoor sport and recreation	Sufficient spaces for the intended use
Park	Sufficient spaces for the intended use
Rural activities	
Animal husbandry Animal keeping	Sufficient spaces for the intended use
Aquaculture	If within: (a) an Industry zone— (i) one space per 50m ² up to 500m ² ; and (ii) one space per 100m ² in excess of 500m ² (b) the Rural or Rural Residential zone— sufficient spaces for the intended use
Cropping Intensive animal industry	Sufficient spaces for the intended use
Intensive horticulture	If within: (a) an Industry zone— (i) one space per 50m ² up to 500m ² ; and (ii) one space per 100m ² in excess of 500m ² (b) the Rural or Rural Residential zone— sufficient spaces for the intended use
Permanent plantation	Sufficient spaces for the intended use
Roadside stall	One space
Rural industry	(a) one space per 50m ² up to 500m ² ; and (b) one space per 100m ² in excess of 500m ²
Wholesale nursery	(a) one space per 100m ² ; or (b) five spaces whichever is the greater
Winery	Sufficient spaces for the intended use.
Motor cycle spaces	
Note —for the purpose of this Table, the term motorcycle includes motorcycles, motor scooters and mopeds.	
Note — Motorcycle spaces are required and may be provided in lieu of the required car spaces for the specific use excluding Industry activities where motorcycle spaces must be provided in addition to car spaces.	
Note — No motor cycle spaces are required if the activity/use is not specified in Column 1 of this table.	
Accommodation activity	If: (a) within a centre zone or the Tourist Accommodation zone; or (b) for Short term accommodation— one space per two dwellings, accommodation units or guestrooms.





Column 1 Use	Column 2 Requirements for parking of vehicles and end of trip facilities
Business activity Community activity Entertainment activity Industry activity Recreation activity	(a) one space per 100m ² or part thereof of use area; and (b) for Industry activities a maximum eight spaces provided. Note- For Industry activities motorbike spaces are required in addition to car parking spaces.
Rural activity	If for Aquaculture or Intensive horticulture within an Industry zone— (a) one space per 100m ² up to 500m ² ; and (b) one space per 500m ² in excess of 500m ²
Bicycle spaces (including micro-mobility parking)	
Editor's Note —Bicycle spaces are required in addition to vehicle and motorcycle spaces required for the specific use. Editor's Note — No bicycle spaces are required if the activity/use is not specified in Column 1 of this table.	
Accommodation activity	If within a centre zone— (a) one space per two dwellings/guestrooms/accommodation units; (b) one and a half spaces per dwelling for development where a reduction to the minimum car parking rate is applied as a result of unbundled or carsharing arrangements. If for Short term accommodation and not within the Rural Residential zone or Rural zone— one space per two dwellings/guestrooms/accommodation units.
Business activity Community activity Entertainment activity	(a) one space per 50m ² up to 500m ² ; and (b) one space per 500m ² in excess of 500m ²
Industry activity	(a) one space per 100m ² up to 500m ² ; and (b) one space per 500m ² in excess of 500m ²
Recreation activity	(a) one space per 50m ² up to 500m ² ; and (b) one space per 500m ² in excess of 500m ²
Rural activity	If for Aquaculture or Intensive horticulture within an Industry zone or Industry precinct— (a) one space per 100m ² up to 500m ² ; and (b) one space per 500m ² in excess of 500m ²
All uses where not in conflict with QDC MP4.1 for major developments	Where five or more bicycle parking spaces is required, end-of-trip cycle facilities are provided at the following rate— (a) one locker per two bicycle parking spaces; and (b) one shower cubicle with ancillary change room per ten bicycle spaces or part thereof.

9.4.2 Earthworks Code

9.4.2.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Earthworks code by the tables of assessment in [Part 5 \(Tables of Assessment\)](#).
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.2.2 Purpose and Overall Outcomes

- (1) The purpose of the Earthworks code is to ensure earthworks do not unreasonably impact on the natural environment or other properties and provide a safe and secure work environment.



- (2) The overall outcomes sought for the Earthworks code are:
- (a) Earthworks are designed and constructed to be structurally sound.
 - (b) All onsite works provide land stability (including differential settlement or expansion in reactive soils).
 - (c) Earthworks avoid contamination of land.
 - (d) Flooding and drainage are appropriately addressed.
 - (e) Groundwater, watercourses and wetlands are protected.
 - (f) The loss of native remnant or regrowth vegetation is avoided.

Table 9.4.2.3 - Criteria for assessment

Effects of works Table 9.4.2.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Assessable Development	
Effects of works	
Drainage PO1 Finished surface levels ensure land is free draining.	AO1 Filled or excavated areas have a minimum gradient of 0.5% and drain to Council's stormwater infrastructure where available, or where stormwater infrastructure is not available, toward the street.
Hydraulics PO2 Change to the levels on site do not have an adverse impact on the flooding and drainage characteristics off-site.	No acceptable outcome provided
Geotechnical considerations PO3 Earthworks do not result in geotechnical instability on-site or to nearby premises.	AO3.1 Filling works are undertaken in accordance with Council's Planning Scheme Policy PSP6 Engineering design standards - roads, drainage and earthworks . AO3.2 Where the filling is for residential, commercial or industrial purposes the works comply with Australian Standard - Guidelines for earthworks on commercial & residential development.
Local amenity PO4 Undertaking earthworks does not adversely impact on the amenity of the local area by way of dust, noise or visual amenity.	AO4.1 The following control measures are implemented— <ul style="list-style-type: none"> (a) regular water spraying of exposed areas to suppress dust; (b) provision of dust stabilised or sealed internal roads; (c) protective covering of exposed areas that are left for more than 2 weeks; and (d) unless a development permit provides otherwise, disturbed areas are revegetated using species identified in Council's Planning Scheme Policy PSP2

Performance outcomes	Acceptable Outcomes
	<p>Landscaping.</p> <p>AO4.2 Earthworks are undertaken only during the hours of 7:00am to 6:00pm, Monday to Friday and 7:00am to 3:00pm on Saturday. No work is undertaken on Sunday or public holidays.</p>
<p>Vegetative waste PO5 Vegetation cleared from a development site is disposed of in an environmentally responsible manner.</p>	<p>AO5.1 Cleared vegetation is transported off-site for disposal in an approved green waste disposal facility.</p> <p>AO5.2 Cleared vegetation is mulched on-site and reused for landscaping of the finished development.</p> <p>AO5.3 Cleared vegetation is disposed of for the purpose of firewood.</p> <p>AO5.4 Disposal of vegetative waste by burning off is avoided.</p>
<p>Managing contamination risk PO6 Materials used as fill are suitable for development and future use of the land and filling or excavation works do not result in the contamination of land.</p>	<p>AO6.1 Fill material is solid clean earth, free of putrescible or refuse material, vegetation, acid sulfate soils, building or construction material or other material or contaminants.</p> <p>AO6.2 The site is not on the contaminated land register.</p>
<p>Haulage activity and amenity PO7 Haulage of material to and from a site ensures—</p> <ul style="list-style-type: none"> (a) minimal disturbance to neighbouring properties and properties along the haulage route; and (b) Council's road infrastructure including pavements is not adversely affected. 	<p>No acceptable outcome provided</p>
<p>Extent of earthworks PO8 Earthworks are contained within the subject property.</p>	<p>AO8 All earthworks, including cut and fill batters, retaining walls and the like are contained within the subject site.</p>
<p>Sloping sites PO9 On sloping sites development follows the natural landform wherever practical and excavation or filling is minimal.</p>	<p>AO9 Cut or fill is less than 1.5 metres in depth relative to the natural ground level.</p>
<p>Infrastructure protection PO10 Earthworks and vehicular access do not adversely impact on the capacity, operations and maintenance of existing infrastructure.</p>	<p>No acceptable outcome provided</p>

Performance outcomes	Acceptable Outcomes
Environmental protection PO11 Earthworks minimise any adverse impact upon groundwater, watercourses, drainage lines, wetlands, and native vegetation.	No acceptable outcome provided
Dams PO12 Dam location and construction does not impact upon neighbouring properties or road reserves, in terms of— (a) hydrology; (b) alteration of existing overland flow paths and patterns; (c) landslide or failure of dam wall; and (d) effluent disposal areas.	AO12.1 Where the site is in the Rural zone— (a) the land has a slope of less than 25% (1:4); (b) the earthworks including cut and fill batters and retaining walls are setback a minimum of 50 metres from the property boundary; and (c) the size of the lot is greater than 5 hectares. AO12.2 Where the site is in the Rural residential zone or the Rural zone and the lot is less than 5 hectares: (a) the land has a slope of less than 1:6; (b) the earthworks including cut and fill batters and retaining walls are setback a minimum of 20 metres from the property boundary; and (c) the dam work involves less than 500m ³ of material. AO12.3 For all other zones— No acceptable outcome provided.
Constructed lakes PO13 New constructed lakes which are proposed to be dedicated as public assets are to be avoided unless it can be demonstrated that the lake: (a) addresses an overriding need in the public interest; and (b) adds significant value, in terms of: (i) amenity including aesthetics, landscaping, and recreation; and (ii) flood management; or (iii) stormwater harvesting as part of an integrated water cycle management plan; or (iv) aquatic habitat; and (c) can be located: (i) outside natural waterways, wetlands and biodiversity areas and any associated buffer areas; and (ii) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.	No acceptable outcome provided.
Constructed lakes - water quality and environmental protection PO14 Constructed lakes (proposed as either public or private assets), other than rural dams, are designed to:	AO14.1 The constructed lake is designed in accordance with best practice guidelines.

Performance outcomes	Acceptable Outcomes
<p>(a) meet the water quality objectives and avoid or minimise impacts on environmental values for Queensland waters, both within the lake and in downstream waterways in accordance with the <i>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</i> and/or local classifications; and</p> <p>(b) minimise maintenance and decommissioning costs and the requirement for specialised maintenance equipment and techniques; and</p> <p>(c) not be used as stormwater quality treatment devices; and</p> <p>(d) support landscape, passive recreation and ecological values;</p> <p>(e) not pose a health or safety risk to users and neighbours of the site; and</p> <p>(f) not impact adversely on visual amenity or privacy of residents in the surrounding area.</p> <p>Editor's note— To demonstrate compliance with PO14, Council may require the applicant to undertake a 'failure impact assessment' in accordance with the <i>Water Supply (Safety and Reliability) Act 2008</i>.</p>	<p>AO14.2 A detailed maintenance plan is prepared for the constructed lake which identifies how typical lake management issues will be addressed, including maintenance schedules, specifications and costs.</p> <p>AO14.3 A detailed maintenance and decommissioning costing is prepared for the project life and financial assurances are provided by the proponent (through an established sinking fund) to provide for maintenance for the project life and, if required, decommissioning.</p> <p>AO14.4 Stormwater discharges achieve the stormwater quality design objectives specified in Planning Scheme Policy 6, prior to entering the constructed lake.</p>

9.4.3 Existing Services Code

9.4.3.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Existing Service Code by the tables of assessment in [Part 5 \(Tables of Assessment\)](#).
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.3.2 Purpose and Overall Outcomes

- (1) The purpose of the Existing Services Code is to ensure existing underground infrastructure is protected from damage caused by development.
- (2) The overall outcomes sought for the Existing services code are:
 - (a) Underground infrastructure is accessible for maintenance purposes.
 - (b) Existing services are identified and methods of protection and access are implemented in the design of the development.

Table 9.4.3.3 - Criteria for assessment

Setbacks, easements and maintenance Table 9.4.3.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
Assessable development	
<p>PO1 Development near a stormwater drain, overland flow path or associated structure does not—</p> <p>(a) adversely affect the function of the service;</p> <p>(b) place an additional load on the service; and</p>	No acceptable outcome provided

Performance outcomes	Acceptable Outcomes
(c) unduly increase future maintenance costs.	
PO2 Maintenance access is provided to all stormwater drains, overland flow paths and associated structures.	AO2.1 For trunk infrastructure, a registered easement in favour of Council is created over all underground infrastructure located in private property. AO2.2 The width of the easement required is in accordance with Council's Planning Scheme Policy PSP6 Engineering Design Standards – Roads, drainage and earthworks . AO2.3 The easement is centred over the centreline of the infrastructure.

9.4.4 Fire services for common private title code

9.4.4.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Fire Services code by the tables of assessment in [Part 5 \(Tables of Assessment\)](#) where the development:
 - (a) is for a material change of use or reconfiguring a lot for the purpose of residential, commercial or industrial development where part of the development or any building is more than 90 metres from the nearest located fire hydrant; or
 - (b) for attached and detached buildings, not covered in other legislation or planning provisions mandating fire hydrants; and
 - (c) the proposed development will include streets and common access ways within a common private title in areas serviced by reticulated water.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.4.2 Purpose and overall outcomes

- (1) The purpose of the Fire services code is to ensure development in urban areas accessed by common private title have appropriate fire hydrant infrastructure and unimpeded access for Queensland Fire and Emergency Service (QFES) vehicles for the protection of people, property and the environment from fire and chemical incidents.
- (2) The overall outcomes sought for the Fire services code are:
 - (a) Development provides for suitable fire hydrant infrastructure which is located to safely, efficiently and effectively access water supply and is integrated into the overall design of the development.
 - (b) Development provides for unimpeded access for QFES vehicles to fire hydrant infrastructure.

Table 9.4.4.3 Criteria for assessable development

Table 9.4.4.3 Criteria for assessment

Performance outcomes	Acceptable Outcomes
Assessable development	
Installation of hydrant PO1 Fire hydrants are installed and located to enable QFES vehicles to access water safely, effectively and efficiently.	AO1.1 Fire hydrant placement and technical requirements for residential streets and common access ways within common private title are in accordance with: <ol style="list-style-type: none"> (a) Australian Standard (AS) 2419.1 – 2005 Fire hydrant installations; and (b) QFES: Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots.

Performance outcomes	Acceptable Outcomes
	<p>AO1.2</p> <p>Fire hydrant placement and technical requirements for commercial and industrial streets and access ways within streets serving commercial properties, such as factories, warehouses and offices, are in accordance with:</p> <ul style="list-style-type: none"> (a) Australian Standard (AS) 2419.1 – 2005 Fire hydrant installations; and (b) QFES: Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots. <p>Editor's Note— Design and technical requirements for infrastructure from third party providers are to be in addition to, and integrated where possible, into the overall design, built form and landscaping requirements for the development.</p>
<p>Road technical standards</p> <p>PO2</p> <p>Road widths and construction within the development are adequate for QFES vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.</p> <p>Editor's Note—Roads should be designed and constructed in accordance with Road Planning and Design manual- 2nd edition.</p>	<p>No acceptable outcome provided.</p>

9.4.5 Landscaping Code

9.4.5.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Landscape code by the tables of assessment in [Part 5 \(Tables of Assessment\)](#).
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.5.2 Purpose and Overall Outcomes

- (1) The purpose of the Landscaping code is to ensure development:
 - (a) incorporates landscapes that are consistent with and protect and enhance the amenity and distinct vegetated character of Noosa Shire; and
 - (b) creates quality places and spaces.
- (2) The overall outcomes sought for the Landscaping code are:
 - (a) Development integrates landscaping into its design, ensuring building and structures sit within the landscape rather than dominating it.
 - (b) Landscaping is consistent with the vegetated character and landscape design principles of Noosa Shire.
 - (c) Development retains, reinforces and enhances existing vegetation where practicable and natural landscape features of the site, streetscape and locality.
 - (d) Landscaping creates aesthetically pleasing, safe, comfortable and functional environments in which people live, work and visit.
 - (e) Development relies on the retention of existing natural vegetation and natural features for their ecological, aesthetic and cultural values.
 - (f) Plantings are of a scale and density commensurate with building height, bulk and scale.

- (g) Hard landscape features use natural materials such as timber or rock over manufactured materials.
- (h) Landscaping enhances visual privacy for dwellings, buffers development and conflicting land uses, and screens services and storage areas.
- (i) Landscaping species are chosen and established in a manner that promotes longevity and ease of maintenance, such that species:
 - (i) are predominantly those naturally occurring in the area;
 - (ii) suit local soil, climate, aspect and the site situation; and
 - (iii) contribute to the habitat of local wildlife.
- (j) Revegetation and rehabilitation of native wildlife habitat and riparian areas protect and enhance ecological and biodiversity values.
- (k) Vegetation protects the integrity of steep slopes and unstable landforms.
- (l) Landscaping incorporates sound water management with on-site detention and the efficient infiltration of stormwater and assists with microclimate management and energy conservation.
- (m) Species that attract wildlife are not planted in a location that would place wildlife at risk from incompatible uses.
- (n) Landscaped open space accommodates the outdoor recreation needs of residents and visitors staying in the Shire.

Table 9.4.5.3 - Criteria for assessment

Amenity Table 9.4.5.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
General Requirements	
Amenity PO1 Landscaped areas— <ul style="list-style-type: none"> (a) enhance the visual amenity and natural landscape character of the site, streetscape and local area; (b) retain natural landscape features; (c) enhance buffer areas around property boundaries; (d) suit the relative size and nature of the development and its setting; (e) reduce the visual impact of large or bulky structures and fencing; (f) screen incompatible land uses; (g) conceal service, car parking and loading areas; and (h) provide privacy between any dwellings or accommodation on and adjoining the site to a height and density appropriate to the scale of the development. 	AO1 Landscaping is designed, planted and maintained in accordance with PSP2 Landscaping . <i>Editor's Note— The quantity of landscaped open space, including landscaped buffers, required for various land uses is specified in the relevant use code.</i>
Design PO2 Site layout and building and landscape design— <ul style="list-style-type: none"> (a) provides for soft landscaping to be established in and around the development; (b) maximises the retention of large canopy trees; (c) minimises the extent of impervious paved areas; (d) provides for suitable plant layouts and densities; (e) facilitates the adoption of appropriate planting techniques; and (f) considers on-going maintenance requirements to assure 	AO2.1 Existing site trees and landscape features such as rock outcrops are integrated into the development wherever possible. AO2.2 Below ground components of buildings, including basement car parks, do not extend beyond the above ground footprint to allow for deep landscaping particularly within building setback areas.

Performance outcomes	Acceptable Outcomes
<p>the establishment and ongoing survival of plantings</p> <p>(g) reduces the impact of buildings and structures.</p> <p>Editor's note— Refer to Figure AP3-4A and Figure AP3-4B for appropriate landscaping outcomes for residential development and Figure AP3-11B and Figure AP3-5A for landscaping outcomes for centre development.</p>	<p>AO2.3 Alternatives to impervious pavement are provided and are located where landscaping and existing vegetation will benefit from increased infiltration of rainwater.</p> <p>AO2.4 Plants are grouped in mulched beds rather than planted individually to provide for optimum growing conditions and less maintenance.</p> <p>AO2.5 Plants do not rely on extensive maintenance regimes such as hedging.</p> <p>AO2.6 Plants do not generally rely on watering systems, however where necessary the design includes a sprinkler or drip irrigation system that delivers water for optimum plant growth and minimum evaporation.</p> <p>AO2.7 Edges of different surfaces and gardens are defined to assist with maintenance.</p> <p>AO2.8 For retaining walls, rock facing or mass rock walls are used rather than rendered block, concrete or other urban style walls.</p> <p>AO2.9 Timbers and other natural materials that reflect the colours and textures of the landscape are incorporated.</p> <p>AO2.10 Timbers which are allowed to fade to grey and metals that are designed to rust are used rather than materials which require regular treatment or maintenance.</p>
<p>Street Trees</p> <p>PO3 Street trees within road reserves provide effective canopy shading having regard to the size and scale of the road reserve and the location of services and other structures.</p>	<p>AO3.1 A minimum of 2 street trees are provided per lot or every 8 metres of frontage, whichever is the greater.</p> <p>AO3.2 Street trees are planted a minimum of 1m from the back of the kerb in the road reserve verge and are of a species that do not impact on services.</p>
<p>PO4 Street trees in towns and villages, are consistent with the existing streetscape character.</p>	<p>AO4 Where a street or locality has an identified character derived from existing vegetation, similar or identical species are used.</p> <p>Editor's Note— character trees may be exotic species not endemic to the area such as <i>Jacaranda</i>, <i>Poinciana</i> or <i>Fig</i></p>

Performance outcomes	Acceptable Outcomes
	trees.
<p>Safety and security</p> <p>PO5</p> <p>Landscaping is designed and located to maximise the safety and security of public and private areas by—</p> <ul style="list-style-type: none"> (a) clearly defining the boundaries between private and public spaces; (b) promoting casual surveillance of buildings and public areas from the street and other public areas for personal security reasons; (c) avoiding concealment spots; (d) maintaining safe sight distances to and from road and building corners, car park entrances and driveways; (e) maintain safe sight distances at planting bed ends within car parks; (f) designing to discourage graffiti; (g) ensuring vegetation does not inhibit the effectiveness of street lighting or conceal signage; (h) separating and defining pedestrian and vehicle circulation routes; and (i) maintaining the design intent for the property frontage and not compromising any Council approved streetscape plans. 	<p>AO5.1</p> <p>Landscaping features like planting, changes of material and texture, pedestrian shelter, changes of level, artwork, signage, low walls, seating and the like define desired movement areas and delineate public and private areas.</p> <p>Editor's Note—Refer to Figure 6.4.4.4 and Figure AP3-5A</p> <p>AO5.2</p> <p>Landscaping allows adequate visibility for casual surveillance of public and semi-public spaces.</p> <p>AO5.3</p> <p>Landscaping including fences, walls, outdoor furniture and artworks are designed to avoid blind spots or places of concealment.</p> <p>AO5.4</p> <p>Blank solid front fences are avoided and where a solid wall is required elements such as a vertical garden, creepers, murals or vandal resistant paint are incorporated.</p> <p>AO5.5</p> <p>Front fences are no more than 1.2 metres high or 1.8 metres if at least 50% transparent</p> <p>AO5.6</p> <p>Landscaping is provided between the fence and the street frontage.</p> <p>AO5.7</p> <p>Street trees and trees in car parking areas and next to pathways have a minimum canopy clearance height of 2.4 metres, increasing to 5.0 metres where trucks and buses frequently use the route.</p> <p>AO5.8</p> <p>Root guards are utilised around species with potentially invasive roots to avoid trip hazards.</p> <p>AO5.9</p> <p>Landscaping allows for safe vehicle sight lines at driveways.</p> <p>Editor's Note— Refer to Figure 9.4.5.4.</p> <p>AO5.10</p> <p>Landscaping adjoining public areas does not compromise and is consistent with Council's approved streetscape plans.</p>
<p>Energy efficiency</p> <p>PO6</p> <p>Landscaping assists in passive solar access, the provision of</p>	<p>AO6.1</p> <p>Landscape elements are positioned to shade walls, windows and</p>

Performance outcomes	Acceptable Outcomes
shade, microclimate management and energy conservation.	<p>outdoor areas from afternoon (western) sun.</p> <p>AO6.2 Landscapes facilitate winter sun access to living areas, north facing windows and public spaces.</p> <p>AO6.3 Landscapes, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds.</p> <p>AO6.4 Landscape elements do not shade solar collector devices during the middle 6 hours of the day.</p>
<p>Stormwater Drainage PO7 Landscaping integrates stormwater drainage and water sensitive urban design elements.</p>	No acceptable outcome provided
<p>Natural Drainage PO8 Landscaping maintains or enhances the quality of surface water and groundwater.</p>	<p>AO8.1 Landscaping works maintain and enhance natural drainage lines (including creeks, gullies, waterways and wetlands) to convey stormwater</p> <p>AO8.2 Riparian buffers are maintained and rehabilitated.</p> <p>AO8.3 Within paved or sealed surfaces, tree grates provide for water and natural air movement however are not to be used as drain.</p>
<p>Bank stability PO9 Works or structures do not impact on erosion or bank stability.</p>	<p>AO9 Structures and recreational facilities (including playgrounds, pergolas, barbecues etc.) are setback a minimum of 30 metres from the top of the bank of any watercourse and 10 metres from the top of the bank of any drainage line.</p>
<p>Species selection PO10 Plant species:</p> <ul style="list-style-type: none"> (a) are appropriate to the biophysical conditions and landscape character of the area; (b) are suitable for the space available, the level of visual and climatic exposure, the functional requirements of the site and the scale of the development; (c) provide appropriate levels of shade and sunlight to occupants of the development throughout the year; (d) minimise the demand for water use; (e) do not cause potential damage to buildings or structures; 	<p>AO10.1 Plantings—</p> <ul style="list-style-type: none"> (a) comprise plant species identified for the relevant landscape character area in PSP2 Landscaping; (b) avoid undesirable plant species identified in PSP2 Landscaping; and (c) incorporate appropriate understorey and taller species to provide screening and softening to all levels of building bulk, parking areas, manoeuvring, loading areas and open stormwater treatment infrastructure. <p>AO10.2 For landscaping around pool areas—</p>

Performance outcomes	Acceptable Outcomes
<p>(f) are not harmful to pedestrians, particularly around schools, childcare centres, shopping areas and other high pedestrian areas;</p> <p>(g) in intensively used environments, can endure high levels of activity;</p> <p>(h) do not attract wildlife to high risk areas; and</p> <p>(i) reduce the visual impact of the development including any stormwater treatment infrastructure.</p>	<p>(a) no more than 25% of the landscaping is with exotic plant species, provided none of the plant species are undesirable plants identified in PSP2 Landscaping; and</p> <p>(b) palms are specifically located in group plantings in accordance with PSP2 Landscaping plants.</p> <p>AO10.3 Koala food trees are not planted in close proximity to the major road network.</p>
<p>Car Parks</p> <p>PO11 Landscaping of car parking areas is designed to—</p> <p>(a) reduce the visual impact of the development, softening the appearance of hardstand areas;</p> <p>(b) define parking areas;</p> <p>(c) provide advanced canopy trees to shade vehicles and to reduce reflected radiation;</p> <p>(d) maximise opportunities for infiltration of rainwater on-site; and</p> <p>(e) minimise contaminated runoff entering the stormwater system and a watercourse.</p>	<p>AO11.1 One advanced canopy tree (a minimum of 45 litres pot size) is provided for every 4 car parking spaces.</p> <p>AO11.2 A minimum area of 5m² around the base of each canopy tree, is treated with a porous surface such as mulch with groundcovers and protected from intrusion of vehicles.</p> <p>AO11.3 Runoff from car parking areas is directed to landscaped areas to minimise contaminated runoff, including hydrocarbons, entering the stormwater system and watercourses.</p> <p>AO11.4 Canopy trees are protected from vehicle damage by providing adequate sized garden beds.</p> <p>AO11.5 Plants with thorns, fruit or berries are avoided in car parks.</p> <p>Editor's note— Refer to Figure AP3-5B</p>
<p>Services, utilities and infrastructure</p> <p>PO12 Vegetation does not pose a risk to the safety or reliability of services, utilities or infrastructure including substations, overhead powerlines, power poles and transformers, street lamps, stormwater catchment pits, and underground services and utilities.</p>	<p>AO12.1 Vegetation planted within the easement of an overhead powerline or, where there is no easement, the area of influence of a powerline, has a mature height of no more than 3.5 metres.</p> <p>AO12.2 Vegetation planted within an underground powerline easement does not have a mature root system in excess of 150 millimetres in depth and is not located directly over the powerline.</p> <p>AO12.3 Regardless of the width of the easement, vegetation adjoining easements must be separated from the power pole or other infrastructure by a distance at least equal to the maximum mature height of the vegetation.</p> <p>AO12.4 For power lines that connect to a premises, the height of plant species at maturity provides for a 2 metre clearance below the</p>

Performance outcomes	Acceptable Outcomes
	<p>power line.</p> <p>AO12.5 With the exception of electricity infrastructure, trees and large shrubs are located a minimum of—</p> <ul style="list-style-type: none"> (a) 4 metres from street lamps; (b) 2 metres from stormwater catchment pits; and (c) 2 metres from underground services and utilities. <p>AO12.6 Plants are located to enable tradespersons to access, view and inspect service meters, such as water and electricity meters.</p> <p>AO12.7 Root barriers are installed around trees that are located within 3 metres of any infrastructure or that have potentially invasive roots.</p>
<p>Landscaped entry statement</p> <p>PO13 Entry statements to residential or business estates are:</p> <ul style="list-style-type: none"> (a) integrated with the natural landscape character of the locality; and (b) require low maintenance. 	<p>AO13.1 Tree and plant massing are the dominant features of entry statements, rather than the entry being dominated by built elements such as masonry walls, waterfalls and assembled rock outcrops.</p> <p>AO13.2 Landscaped entry statements are low maintenance and located entirely within privately owned land.</p> <p><i>Editor's note—Refer to Figure 9.4.5.5</i></p>
<p>PO14 Landscaping in the road reserve, parkland or any land intended to transfer to public ownership or Council responsibility is low maintenance.</p>	No acceptable outcome provided

Figure 9.4.5.4 - Safety & Security



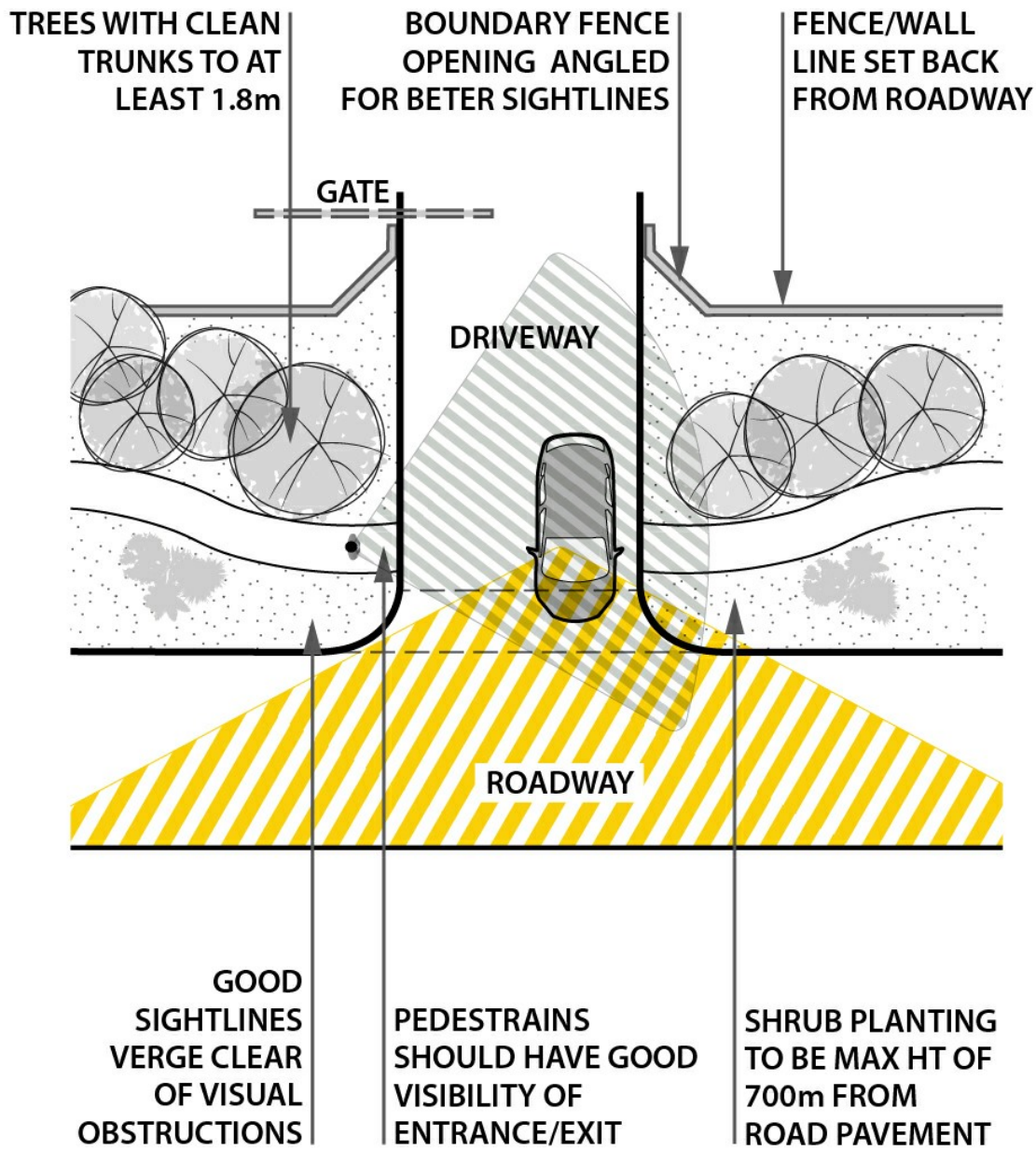
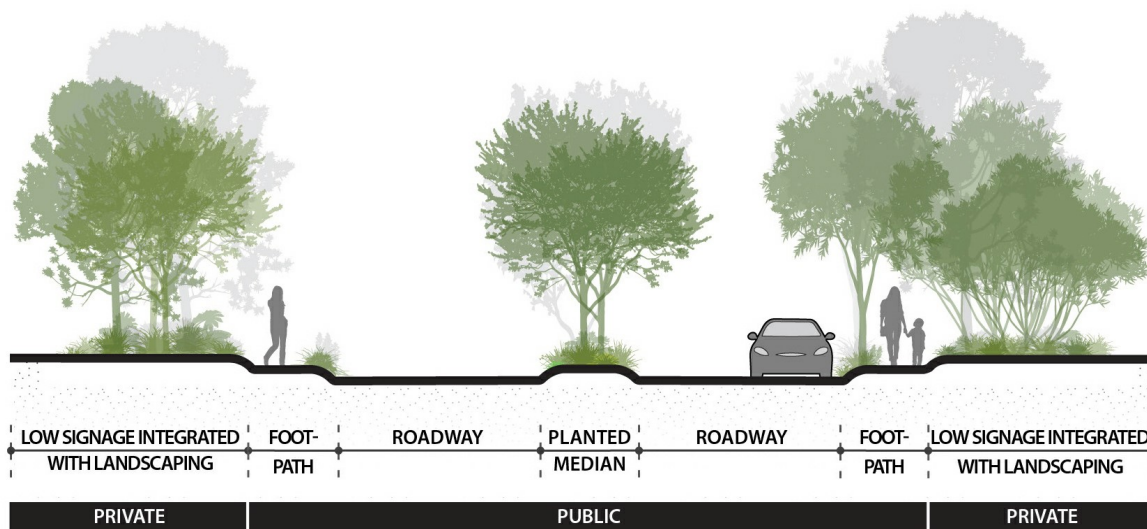


Figure 9.4.5.5 - Safety & Security - Services & Utilities



9.4.6 Sustainable Building Design Code

9.4.6.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Sustainable Building Design Code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

Editor's Note—The Sustainable Building Design Code identifies a range of sustainable design criteria. Development is encouraged to achieve the highest practicable score using an accredited sustainability rating system.

Editor's Note—Acceptable outcomes AO2.1 and AO2.2 are in addition to any sustainability rating system value achieved by the development.

9.4.6.2 Purpose and Overall Outcomes

- (1) The purpose of the Sustainable building design code is to ensure:
 - (a) development is sustainable with minimal environmental impact and maximum human comfort;
 - (b) development conserves resources and materials and designs buildings that work with their natural environment and not against them;
 - (c) buildings are resilient and resource efficient and incorporate sustainable building design that responds to Noosa Shire's sub-tropical climate;
 - (d) building design minimises energy and water use and reuses stormwater for non-potable purposes and provides comfortable, healthy work and living environments; and
 - (e) buildings are cost effective to operate.
- (2) The overall outcomes sought for the Sustainable building design code are:
 - (a) Development is located, designed, constructed and operated in accordance with best sustainable design principles.
 - (b) Development responds to the site's topography, orientation, prevailing winds and existing vegetation.
 - (c) Development incorporates water sensitive urban design principles to manage stormwater.
 - (d) Development includes passive design elements to respond to the local climate.
 - (e) Development minimises the reliance on non-renewable resources.
 - (f) Buildings are designed and constructed to be energy and water efficient.
 - (g) Development includes operational initiatives for energy efficiency.
 - (h) Existing vegetation is retained where possible and creates shade and cooling on site.

- (i) Stormwater is collected and used on site for non-potable purposes of gardening, toilet flushing, laundry and hot water supply uses.
- (j) Healthy indoor environments are provided by incorporating the use of low toxic materials, natural light and cross ventilation.

Table 9.4.6.3 Criteria for assessable development

Energy efficiency Table 9.4.6.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Energy efficiency	
PO1 Development minimises energy consumption and the production of greenhouse gas emissions.	No acceptable outcome provided

Water efficiency and stormwater management Table 9.4.6.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
Water efficiency and stormwater management	
PO2 Development maximises water efficiency on site by incorporating rainwater collection and reuse measures for non-potable purposes such as irrigation.	AO2.1 If for <i>accommodation activities</i> , a minimum 3,000 litres of rain water storage is provided per dwelling and reused for non-potable purposes and incorporated into a stormwater management plan for the development. AO2.2 With the exception of <i>accommodation activities</i> , rain water storage sufficient for the intended use is captured and used on-site for non-potable purposes and incorporated into a stormwater management plan for the development. <i>Editor's note—The Queensland Development Code includes provisions for the installation of rain water tanks and the reuse of stormwater.</i>
PO3 Development reduces stormwater run-off by minimising impervious areas and maximising site vegetation to absorb water on site.	AO3.1 Development incorporates water sensitive urban design measures to manage stormwater. AO3.2 Development incorporates porous pavements on low trafficked areas such as footpaths and car parks. Note: Porous pavements are not considered landscaping and do not form part of the minimum landscape requirements.
PO4 Development limits changes and disturbances to the site topography to preserve existing drainage channels as much as possible.	No acceptable outcome provided

Landscaping Table 9.4.6.3 Criteria for assessment (part)

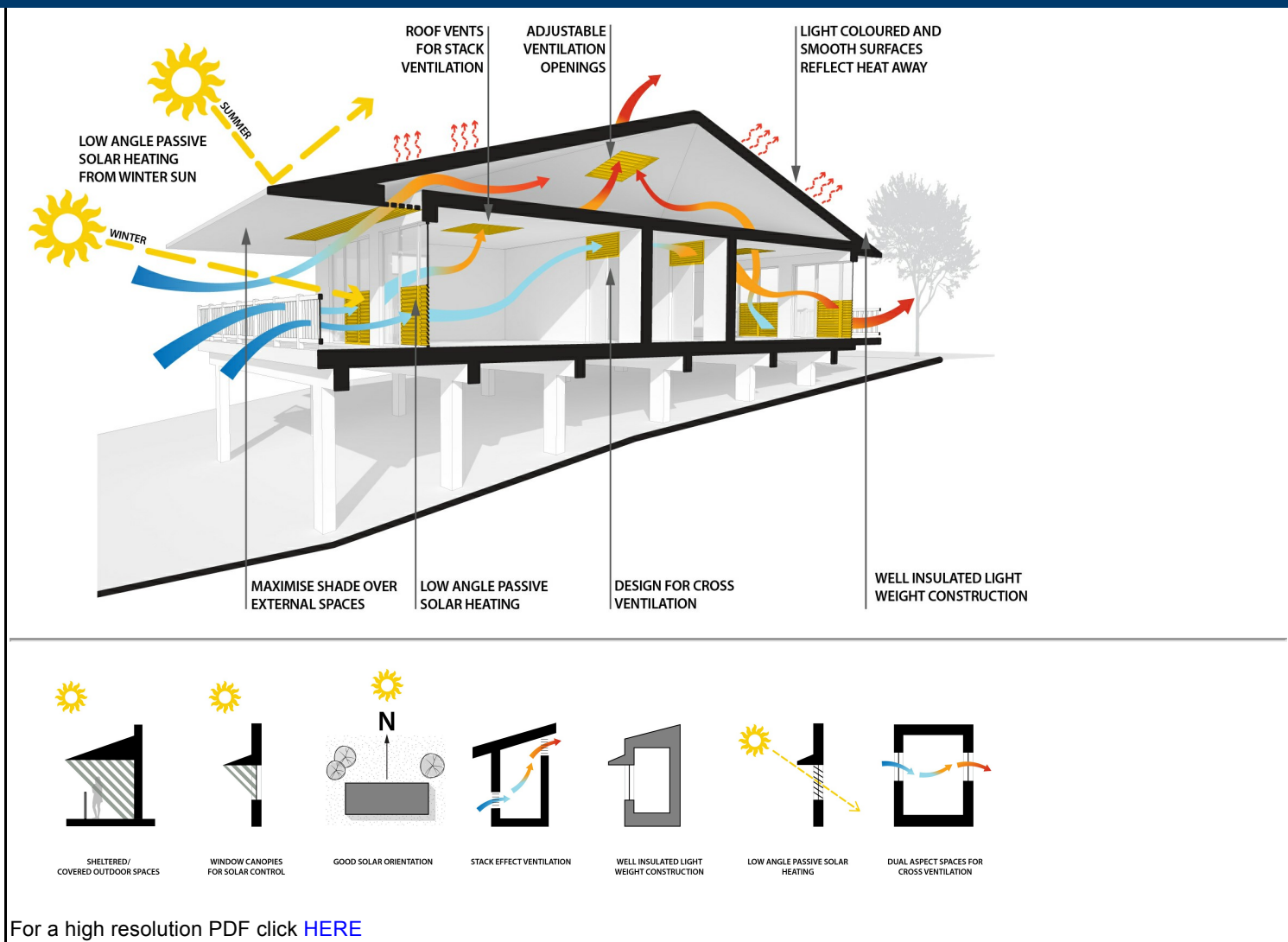
Performance outcomes	Acceptable outcomes
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Performance outcomes	Acceptable outcomes
Landscaping	
PO5 Development minimises hard surface areas that reflect or store heat and maximises vegetation and soft landscaping.	No acceptable outcome provided
PO6 Vegetation is incorporated into the building design to create shade and cooling around buildings.	No acceptable outcome provided

Design **Table 9.4.6.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
Design	
Site characteristics PO7 Development and building siting is responsive to Noosa Shire's sub-tropical climate and the site's characteristics including topography, orientation, existing vegetation and prevailing winds.	No acceptable outcome provided
Building design PO8 Development - <ul style="list-style-type: none"> (a) orientates buildings and windows to make the most of prevailing winds, natural ventilation and cross breezes; (b) maximises shade to east and west walls; (c) contains an open and permeable built form that connects indoor and outdoor spaces in an integrated design; (d) retains existing vegetation and natural shading where possible; (e) incorporates passive building design to reduce the need for auxiliary heating and cooling; (f) uses low toxic internal and external building materials; (g) uses natural light rather than artificial light, and may include skylights, atriums and light wells; (h) contains a minimum of two openings per habitable room; (i) provides a minimum floor to ceiling height of 2.7 metres; and (j) enables efficient operation and use of the building. <i>Editor's Note: Refer to Figure 9.4.6.4.</i>	AO8.1 Development provides a detailed assessment including supporting documents, demonstrating the means by which the design meets PO8 . AO8.2 Development demonstrates a measured equivalent to a 5-star Green Star rating. <i>Editor's note—The publications QDesign and QCompanion, prepared by the State of Queensland, provide climate responsive design principles for development in south east Queensland. Council encourages building and landscape designers to incorporate best practice outcomes described in these publications to help development comply with PO8.</i>

Figure 9.4.6.4 - Subtropical Design



9.4.7 Transport Code

9.4.7.1 Application

- This code applies to assessable development identified as requiring assessment against the Transport code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).
- All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.7.2 Purpose and Overall Outcomes

- The purpose of the Transport code is to ensure a safe, convenient and efficient transport network that meets community expectations and is consistent with Noosa's transport planning which includes:
 - focusing on moving people and goods ahead of moving cars;
 - providing infrastructure and services designed to prioritise active transport, motor cycle, motor scooter and public transport options; and
 - designing a transport network to minimise ongoing maintenance.
- The overall outcomes sought for the Transport code are:
 - The transport network facilitates and encourages an overall modal shift away from private car use towards more sustainable transport.
 - Development improves the coordination between transport and land use.

- (c) Development minimises the environmental and social impacts of transport on the natural and urban environment.
- (d) Development contributes to improving walking, cycling, bus, train and ferry modes and the use of motor cycles and motor scooters to minimise the use of the private car.
- (e) Development provides a road hierarchy that supports effective bus route connectivity.
- (f) Development does not adversely impact on the role of the major road network, particularly the Highway, in the efficient movement of freight through the Shire.
- (g) Development does not increase the scale of the road network beyond that currently planned.
- (h) Development provides for safe access to existing or future public passenger transport facilities.
- (i) Development ensures that vehicle access does not compromise the capacity and safety of the road system.
- (j) Development provides appropriate noise attenuation buffering between sensitive uses and arterial roads or rail corridors.
- (k) New infrastructure is compatible with existing infrastructure, designed and constructed to a standard that meets community expectations and optimises whole of life cycle costs.
- (l) Roads are designed and constructed to satisfy their specified functions and provide an appropriate level of flood immunity (including local flooding on roads).
- (m) Intersections and access points are designed and constructed to give a low key village look and feel rather than reliance on signalisation.

Table 9.4.7.3 - Criteria for Assessable development

Strategic Transport Network Table 9.4.7.3 Criteria for assessable development (part)

Performance outcomes	Acceptable Outcomes
Strategic Transport Network	
PO1 Traffic generation from development is considered in a localised and a Shire wide context to ensure that— <ul style="list-style-type: none"> (a) the transport network has the capacity to safely and efficiently accommodate projected movements; (b) development does not have an adverse impact upon the functioning of the road network; and (c) development includes measures to improve transport options rather than relying on the widening of roads. 	AO1.1 Where the development leads to the need to increase transport infrastructure in the Shire, the development contributes to the transport network in accordance with Council's infrastructure network planning. Editor's Note— Council may require the preparation of a <i>Transport Impact Assessment Report</i> . AO1.2 Development provides for high trip generating land uses, such as higher density residential development and employment generators, to be located in and around activity centres and around major public transport hubs.
PO2 Development respects the road hierarchy and supports the intended function of adjacent and nearby roads. Editor's Note — The Noosa Shire road hierarchy is depicted on Regional Infrastructure Overlay Maps .	AO2.1 Arterial and distributor roads are designed so they can operate with acceptable volumes of traffic during peak times. AO2.2 Collector and local streets are provided to support short trips for local traffic moving in and between neighbourhoods. AO2.3 Local streets are designed to discourage through traffic and traffic is channelled towards collector streets to ensure that traffic volumes on local streets are kept low. AO2.4 A collector street is provided parallel to arterials particularly where they pass through centres. AO2.5

Performance outcomes	Acceptable Outcomes
	Appropriate width of road and verge is provided to allow streets to perform their designated functions in the street network.
PO3 Development access does not compromise the functions of particular roads as indicated in the road hierarchy, and does not adversely impact on the safety, capacity and operations of the road system.	No acceptable outcome provided

Transport Connectivity Table 9.4.7.3 Criteria for assessable development (part)

Performance outcomes	Acceptable Outcomes
Transport Connectivity	
PO4 The transport network, including roads and pathways, has high levels of connectivity, both within the development site and to the surrounding area.	No acceptable outcome provided
PO5 Development is designed to facilitate efficient, safe and accessible bus services that connect to existing and future public passenger transport facilities.	AO5.1 Development is designed and arranged to: <ul style="list-style-type: none"> (a) provide on-site or off-site public transport facilities, having regard to the specific nature and scale of development, and the number of people involved in the use; (b) provide convenient and attractive linkages to existing and proposed public transport facilities; and (c) maximise accessibility for all anticipated users. AO5.2 Roads catering for buses are: <ul style="list-style-type: none"> (a) arterial, distributor, or collector roads; (b) roads which provide highly accessible routes; (c) roads that provide for the shortest and most direct route for an efficient public transport service; and (d) roads that can efficiently service adjoining development areas. AO5.3 Roads catering for buses provide convenient connections to existing and future public passenger transport facilities. AO5.4 Bus routes are located to maximise patron catchment and to consider personal safety, lighting and traffic management. AO5.5 Development on bus routes does not impact on bus stop infrastructure or the efficient running of bus services. AO5.6 Roads catering for buses are designed and constructed in accordance the relevant State government standards.

Performance outcomes	Acceptable Outcomes
	Editor's Note — Queensland's Department of Transport and Main Roads, and the TransLink division within the Department have design standards for public transport networks and infrastructure.
PO6 Development enhances connectivity between existing and future public passenger transport facilities and other transport modes.	AO6.1 Development provides direct and convenient pathway linkages between existing and future public passenger transport facilities. AO6.2 Development provides wayfinding information for existing public transport facilities and interconnecting transport modes. Editor's Note — Council has design standards that apply to wayfinding signage.

Pedestrian and cycle infrastructure **Table 9.4.7.3 Criteria for assessable development (part)**

Performance outcomes	Acceptable Outcomes
Pedestrian and cycle infrastructure	
PO7 Road planning and development designs for pedestrian and cycle movements and provides for future connectivity and integration with adjoining sites.	No acceptable outcome provided
PO8 Development provides for cyclists on roads as required for each category of road as identified in the Noosa Road Hierarchy.	AO8 Roads provide for on-road cycling in accordance with the standards specified in Council's Planning Scheme Policy PSP6 Engineering Design Standards – Roads, drainage and earthworks.
PO9 Development is designed to encourage walking and cycling wherever possible over the use of private vehicles.	AO9.1 Pathway planning and design is in accordance with pedestrian and cycling aspects of Austroads Guides. AO9.2 Attractive and safe pedestrian and cycle connections to and through the site are provided with shade trees, graded walking and cycle paths and lighting. AO9.3 Pathways are provided to cater for shared use and cater for both commuting and recreational usage. AO9.4 Pathways have ramps at all kerbs designed for wheelchair and pram access across roads. AO9.5 Development has convenient and prominent pedestrian entrances that: (a) are orientated towards the street; and (b) cater for universal access. AO9.6 Pathways are adequately lit and have navigational signs.

Performance outcomes	Acceptable Outcomes
	<p>AO9.7 Pedestrian and cycle pathways are designed and constructed to:</p> <ul style="list-style-type: none"> (a) provide a stable, smooth surface, including across driveways, sections and joins; (b) be easily maintained; (c) have a width and longitudinal gradient to cater for projected usage; (d) provide clear sight-lines for safe use; and (e) be free of any obstructions such as fences, signage and bollards <p>AO9.8 Pedestrian routes border the frontages of residential land, public parks and business uses with routes through parking lots or at the rear of lots avoided.</p>

Road Design and Construction Table 9.4.7.3 Criteria for assessable development (part)

Performance outcomes	Acceptable Outcomes
Road Design and Construction	
<p>PO10 Roads and pathways are planned and designed to support the function of the road hierarchy and ensure that—</p> <ul style="list-style-type: none"> (a) design and alignment of roads, intersections and all associated works— <ul style="list-style-type: none"> (i) convey the primary function of each type of street; (ii) provide a safe environment for all users; (iii) are adequate for the design speed environment; (iv) are adequate for predicted traffic volumes; (v) maintains the safe and efficient functioning of the road network incorporating roundabouts as a preference to T intersections; (vi) are compatible with existing infrastructure; (vii) are easily maintained by Council equipment; and (viii) where appropriate, have the ability to accommodate public transport services; (b) road pavement surfaces— <ul style="list-style-type: none"> (i) are durable enough to carry estimated wheel loads of travelling and parked vehicles; (ii) provide for the safe passage of vehicles, pedestrians, cyclists, and discharge of stormwater run-off from contributing catchments and the preservation of all-weather access; (c) kerb and channel— <ul style="list-style-type: none"> (i) controls vehicle movement by delineating the carriageway for all users; (ii) conveys road pavement run-off to stormwater drainage in a manner that allows the road to be trafficable in 1%AEP local rainfall events; and 	<p>AO10 Road planning and design is in accordance with Council's Planning Scheme Policy PSP6 Engineering Design Standards – Roads, drainage and earthworks.</p>

Performance outcomes	Acceptable Outcomes
<p>(d) verges and footpaths provide—</p> <ul style="list-style-type: none"> (i) safe access for pedestrians and cyclists clear of obstructions; (ii) an access area for vehicles onto properties; (iii) a corridor allocated for services and utilities; and (iv) additional amenity for minor roads. 	

Activity Centres and Community Facilities Table 9.4.7.3 Criteria for assessable development

(part)

Performance outcomes	Acceptable Outcomes
Activity Centres and Community Facilities	
<p>PO11 All key destinations such as activity centres, educational establishments, community facilities, aged car facilities, beaches and sports grounds can be reached by a range of travel modes including public transport, walking, cycling, taxis, and shared and private vehicles.</p>	<p>AO11.1 Adjoining and within 200 metres of activity centres, educational establishments, community facilities, beaches and sports grounds:</p> <ul style="list-style-type: none"> (a) road and pathway networks are designed for safe pedestrian and cyclist movements; (b) pathways provide direct pedestrian and cyclist access to focal points and transit opportunities; (c) designated bus stops, taxi and shared vehicle set-down facilities are provided. <p>AO11.2 On-street parking, drop-off, access to parking and loading facilities and vehicle manoeuvring do not compromise walking and cycling safety and amenity.</p> <p>AO11.3 Roads that function as main streets within an activity centre are designed to facilitate active frontages through means such as wide footpaths and slow speed environments.</p> <p>AO11.4 Commercial sites fronting main streets, including Sunshine Beach Road, Poinciana Avenue, Maple Street and Diamond Street, are provided with access from rear lanes or other access streets for service vehicles and to parking areas, to reduce potential conflicts with pedestrians and cyclists by having driveways to these streets.</p> <p>AO11.5 Taxi or shared vehicle infrastructure is provided parallel to the kerb, conveniently located to minimise passenger walking and designed in accordance with:</p> <ul style="list-style-type: none"> (a) AS2890.5–1993 Parking facilities – on-street parking and AS1428.1–2009 Design for access and mobility – general requirements for access – new building work; (b) AS1742.11–1999 Parking controls – manual of uniform traffic control devices; (c) AS/NZS 2890.6–2009 Parking facilities – off-street parking

Performance outcomes	Acceptable Outcomes
	<p>for people with disabilities;</p> <p>(d) Disability standards for accessible public transport 2002 made under section 31(1) of the Disability Discrimination Act 1992; and</p> <p>(e) AS/NZS 1158.3.1 – Lighting for roads and public spaces, Part 3.1: Pedestrian area (category P) lighting – Performance and design requirements.</p>

Environmental Protection Table 9.4.7.3 Criteria for assessable development (part)

Performance outcomes	Acceptable Outcomes
Environmental Protection	
<p>PO12</p> <p>Road infrastructure is located and aligned so as to—</p> <p>(a) minimise disturbance to native vegetation and/or other habitat areas;</p> <p>(b) protect and maintain wildlife corridor movements and the safety of native fauna;</p> <p>(c) provide for compensatory habitat establishment and maintenance;</p> <p>(d) minimise changes to the hydrological regime, including drainage patterns, run-off and water quality;</p> <p>(e) avoid crossing watercourses, drainage lines and wetlands, but where such crossings are unavoidable, disturbed areas are reinstated and revegetated on completion of works; and</p> <p>(f) minimise bulk earthworks.</p>	<p>AO12.1</p> <p>Roads follow the edge of existing disturbed areas, or alternatively, these works are co-located with other services within a combined utility corridor.</p> <p>AO12.2</p> <p>Low impact construction techniques are used around areas of vegetation to be retained to minimise interference with the vegetation.</p> <p>AO12.3</p> <p>Roads avoid native vegetation and provide appropriate fauna movement corridors and protection measures.</p> <p>Editor's Note— Measures may include fauna underpasses, ropes, fencing and the like.</p> <p>AO12.4</p> <p>Road infrastructure within or adjacent to native habitat incorporates fences which allow for protected wildlife movement and controls unrestricted access of domestic cats and dogs.</p> <p>AO12.5</p> <p>Native vegetation is protected from clearing or construction activities by—</p> <p>(a) clearly marking vegetation to be retained with flagging tape;</p> <p>(b) installing protective fencing around the dripline of vegetation; and</p> <p>(c) ensuring stock piling, storage and vehicle parking occur outside the areas of vegetation to be retained.</p> <p>AO12.6</p> <p>Where clearance of habitat is unavoidable, once the area disturbed by the works is re-established, replacement habitat is planted in proximity of the works to create native fauna habitat suitable for the area and maintained for the life of the works.</p>
<p>PO13</p> <p>Road infrastructure is constructed to minimise adverse environmental impacts, including from run-off and erosion.</p>	<p>AO13</p> <p>Road infrastructure is constructed in accordance with Council's Planning Scheme Policy PSP6 Engineering Design Standards –</p>

Performance outcomes	Acceptable Outcomes
	Roads, drainage and earthworks

External Works and Infrastructure Table 9.4.7.3 Criteria for assessable development (part)

Performance outcomes	Acceptable Outcomes
External Works and Infrastructure	
PO14 Development is provided with external works— <ul style="list-style-type: none"> (a) along the full extent of the frontage of the site to an appropriate standard having regard to the specified function of the road; and (b) provided beyond the site's frontage if required. 	AO14 Where not already existing, the following infrastructure components are provided at the frontage of the site— <ul style="list-style-type: none"> (a) full width sealed road; (b) concrete kerb and channel where appropriate; (c) forming and grading to footpaths; (d) vehicular kerb and footpath crossings; (e) a constructed bikeway; (f) a constructed footpath; (g) a constructed carriageway; (h) required alterations to public utility mains, services or installations; (i) construction of any required alterations to public utility mains, services or installations; (j) stormwater drainage works; and (k) installation of electrical conduits.
PO15 Any alterations or repairs to infrastructure as a result of the development are made at no cost to Council.	No acceptable outcome provided
PO16 Road infrastructure is proven to be suitable for its use prior to Council accepting the dedicated asset.	No acceptable outcome provided

Staged development Table 9.4.7.3 Criteria for assessable development (part)

Performance outcomes	Acceptable Outcomes
Staged development	
PO17 Staged development is planned, designed and constructed to ensure that— <ul style="list-style-type: none"> (a) each stage of the development can be constructed without interruption to services and utilities provided to the previous stages; (b) the infrastructure provided is capable of servicing the entire development; and (c) the materials used are consistent throughout the development. 	No acceptable outcome provided

9.4.8 Water Quality and Drainage Code

9.4.8.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Water Quality and Drainage code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).
- (2) All provisions in this code are assessment benchmarks for applicable assessable development

9.4.8.2 Purpose and overall outcomes

- (1) The purpose of the Water Quality and Drainage code is to ensure development is planned, designed, constructed and operated to manage wastewater, stormwater, groundwater and environmental flows and as part of an integrated water cycle in ways that protect environmental values, water quality and public health.
- (2) The overall outcomes sought for the Water quality and drainage code are:
 - (a) Waterways, wetlands, drainage lines, receiving environments and other ecologically important areas are protected and enhanced by managing the quality and quantity of stormwater runoff from development in accordance with best practice;
 - (b) Stormwater drainage systems are designed and constructed to effectively manage or convey stormwater in a way that protects people, property and the natural environment;
 - (c) Stormwater infrastructure and treatment systems are compatible with existing infrastructure and are designed and constructed to be cost effective across their design life;
 - (d) Stormwater design and management incorporates consideration of climate change impacts to ensure the intended function and capacity of the stormwater infrastructure and treatment systems are maintained over time;
 - (e) Stormwater infrastructure provides an appropriate level of flood immunity for roads based on desired standards of service identified for different flood hazard areas;
 - (f) Stormwater treatment systems are visually integrated into all development designs in a manner that incorporates natural features and habitats, as well as education opportunities to raise awareness of the connection of the development to its receiving waters;
 - (g) Stormwater treatment systems are multi-functional providing for stormwater conveyance, protection of ecologically important areas, passive recreation and erosion and sediment control;
 - (h) Hydrologic regimes are maintained to pre-development conditions to maintain waterway stability, protect ecology and groundwater dependent ecosystems, maintain suitable fish passage, and mitigate flood risk to people and property; and
 - (i) Development is designed, constructed and operated to facilitate erosion and drainage control and avoid release of prescribed water contaminants into receiving waters.

Table 9.4.8.3 - Criteria for assessment

Stormwater drainage design Table 9.4.8.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Stormwater drainage design PO1 The development and its stormwater management system is planned and designed having regard to: <ol style="list-style-type: none"> (a) the natural features of the site; (b) the need to avoid impacts and potential risks to ecologically important areas; (c) the likely effectiveness of erosion and sediment control and stormwater drainage measures during rainfall events during and post construction; and (d) the need to protect environmental values and water quality of receiving waters both during and post construction. 	AO1 A stormwater management plan is prepared consistent with PSP6 Engineering Design Standards - Roads, drainage and earthworks .
PO2 Stormwater drainage infrastructure is planned, designed and	AO2.1 Stormwater drainage planning, design and construction is in

Performance Outcomes	Acceptable Outcomes
<p>constructed to:</p> <ul style="list-style-type: none"> (a) incorporate allowance for increased flood risk and tidal inundation through pipework as a result of climate change and sea level rise; (b) ensure the development is adequately drained; and (c) ensure stormwater is managed and lawfully discharged without altering stormwater drainage characteristics external to the site. 	<p>accordance with PSP6 Engineering Design Standards - Roads, drainage and earthworks and the latest version of the Queensland Urban Drainage Design Manual.</p> <p>AO2.2 The stormwater drainage system connects to a lawful point of discharge in accordance with PSP6 Engineering Design Standards - Roads, drainage and earthworks.</p> <p>AO2.3 Stormwater flows discharging from the development are demonstrated to be consistent with pre-development characteristics.</p> <p>AO2.4 Development provides for the management of stormwater to incorporate appropriate allowance for climate change impacts (including rainfall intensity and sea level rise), in accordance with PSP6 Engineering Design Standards – Roads, Drainage and Earthworks.</p>
<p>PO3 Stormwater drainage infrastructure conveys run-off in a manner that allows roads to deliver desired standards of service appropriate to the local conditions and local stormwater drainage characteristics.</p>	<p>AO3.1 Stormwater drainage infrastructure meets the desired standards of service for roads functionality set out in PSP6 Engineering Design Standards - Roads, Drainage and Earthworks.</p>
<p>PO4 Stormwater infrastructure is compatible with existing infrastructure, allows for easy access for the ongoing maintenance by Council, is cost effective across its design life.</p>	<p>AO4.1 The location, design and construction of stormwater drainage structures is in accordance with PSP6 Engineering Design Standards - Roads, drainage and earthworks.</p> <p>AO4.2 Where infrastructure is located on private land an easement is dedicated over the infrastructure in accordance with PSP6 Engineering Design Standards - Roads, drainage and earthworks.</p> <p>AO4.3 Any alterations or repairs to infrastructure as a result of the development are made at no cost to Council.</p> <p>AO4.4 Development avoids stormwater inflow and infiltration to the sewer infrastructure network.</p> <p>AO4.5 Stormwater infrastructure is designed to minimise maintenance costs and the requirement for specialized equipment for maintenance techniques.</p>
<p>PO5 Stormwater drainage infrastructure is aligned to avoid crossing waterways, wetlands, drainage lines and ecological important areas, or where it is demonstrated this is unavoidable, disturbed areas are reinstated and revegetated upon completion of works.</p>	<p>AO5.1 Stormwater drainage infrastructure avoids crossing waterways, wetlands drainage lines and ecologically important areas or follows the edge of existing disturbed areas.</p> <p>AO5.2</p>

Performance Outcomes	Acceptable Outcomes
	<p>Stormwater drainage infrastructure is co-located with other infrastructure within a combined utility corridor where appropriate.</p> <p>AO5.3 Temporary vehicular crossings of waterways must be designed and constructed to be consistent with the current International Erosion Control Association Best Practice Book Series.</p>

Stormwater quality and protection of receiving waters Table 9.4.8.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
<p>Stormwater quality and protection of receiving waters PO6 Development is located, designed, constructed and operated to protect and enhance environmental values and water quality of waterways, wetlands, lakes, ground waters and drainage systems.</p> <p><i>Editor's note: Environmental values of waters and water quality objectives are prescribed in Schedule 1 of the Environmental Protection (Water) Policy 2009 and are identified on the State Planning Policy Interactive Mapping System.</i></p>	<p>AO6.1 Stormwater runoff discharging into High Ecological Value waters as a result of development causes no increase in gross pollutants, total suspended solids, total phosphorous or total nitrogen compared to a pre-development scenario.</p> <p>AND</p> <p>AO6.2 All stormwater runoff is treated to achieve maximum removal of nutrients, gross pollutants and suspended solids as determined by cost to efficiency ratios. (e.g. bioretention basins must be sized to achieve at least 80% reduction in total suspended solids, 60% reduction in total phosphorous, 45% reduction in total nitrogen and 90% reduction in gross pollutants >5mm).</p> <p>OR</p> <p>AO6.3 Developments achieve a minimum 3 drop rating consistent with the Water by Design Living Waterways Scoring Guide (Healthy Land and Water).</p> <p><i>Editor's note—PSP6 Engineering Design Standards - Roads, Drainage and Earthworks provides guidance on stormwater design and modelling requirements.</i></p>
<p>PO7 Water quality treatment systems use natural processes and materials, whenever possible, and are integrated into development to enhance biodiversity and landscape benefits.</p>	<p>AO7.1 Water quality treatment systems are designed to be integrated into the landscape consistent with the technical design guideline published by Healthy Land and Water Water by Design for the feature. (eg. <i>For Bioretention Basins: Bioretention Technical Design Guidelines (October 2014)</i> and <i>for Wetland Systems the Wetland Technical Design Guideline (May 2017)</i>).</p>
<p>PO8 Water quality treatment infrastructure to be dedicated as public assets are proven to be suitable for its use and of a cost effective and efficient standard.</p>	<p>AO8.1 Detailed life cycle costing is provided for the entire treatment train system including replacement costs of asset parts.</p> <p>AO8.2 Treatment systems dedicated as public assets are designed to minimise maintenance, renewal and adaption costs and the requirement for specialised equipment, material or maintenance techniques.</p> <p>AO8.3 Vegetated stormwater management systems to be dedicated as</p>

Performance Outcomes	Acceptable Outcomes
	public assets are established and maintained during the maintenance period to ensure optimal vegetated growth and that the functional elements of the system achieve the design function at the end of the maintenance period.
PO9 Treatment systems are designed to eliminate or minimise health, safety and aesthetic hazards, including risks associated with insect breeding, odour and public safety.	AO9.1 Free draining inlets and outlets are provided to ensure that waters do not pond for more than 24 hours. AO9.2 Developments are designed to eliminate retaining walls in excess of 0.8m for any water quality treatment device.

Hydrology and waterway stability Table 9.4.8.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Hydrology and waterway stability PO10 Development prevents increased bed and bank erosion and sedimentation in receiving waterways by avoiding changes in low rate, peak flow run-off and flow duration.	AO10 The development is designed to: <ul style="list-style-type: none"> (a) limit the peak 1 year ARI event discharge within the receiving waterway to the pre-development peak 1 year discharge; (b) maximise pervious areas by using pervious alternatives for otherwise impervious areas wherever possible; (c) provide for capture and reuse of stormwater for non-potable purposes for gardening, toilet flushing, laundry and hot water supply uses; (d) incorporate appropriate detention features; and (e) incorporate natural channel design principles <i>Editor's note: The Sustainable Building Design Code includes requirements for stormwater capture and reuse.</i>
PO11 Water sensitive urban design principles are applied to achieve multifunctional design of waterways, wetlands and drainage lines that provide for: <ul style="list-style-type: none"> (a) stormwater conveyance that uses natural channel design; (b) protection of landscape features and ecological important areas including terrestrial and aquatic habitat; (c) aesthetic and passive recreation values; (d) flood management and conveyance of external catchment stormwater through the development; (e) landscaping that incorporates local native species; and (f) bed and bank stability. 	AO11.1 The design and construction of a natural channel or natural channel rehabilitation works are in accordance with the Natural Channel Design Guidelines (Brisbane City Council) having regard to local topography, geology and geomorphology. AO11.2 Landscape features, plant species and habitat types used in stormwater conveyance channels are complementary to the local context and natural waterways. AO11.3 Bank and bed stability and planting densities result in a stable channel over the long term and minimal potential for pest plant species. AO11.4 Water Sensitive Design measures are incorporated into the development, as detailed in the document Water Sensitive Designs small improvements, new ideas, concepts and sketch designs for stormwater filtration systems (Healthy Waterways Water by Design). AO11.5

Performance Outcomes	Acceptable Outcomes
	Floodplain management is designed in accordance with the Framework for the Integration of Flood and Stormwater Management into Open Space published by Healthy Waterways Water by Design (version current at the time of development application)
PO12 Development protects in-stream ecology by maintaining pre-development low flow discharge regimes and maintaining fish passages.	AO12.1 Where run-off from or within the site passes through or drains to natural channels, <i>waterways</i> or <i>wetlands</i> , development protects in-stream ecology by maintaining pre-development low flow discharge regimes in accordance with the frequent flow management objectives in PSP6 Engineering Design Standards - Roads, drainage and earthworks AO12.2 Instream structures such as roads, bridges, culverts, and other stormwater infrastructure do not cause barriers to fish passage and facilitate the movement of terrestrial and aquatic fauna along waterway corridors. AO12.3 Benthic substrate retains a continuous grade with the direction of flow consistent with the natural bed profile.
PO13 Development is designed and constructed to maintain surface and ground water balances that sustain the environmental values of water dependent ecosystems, including downstream aquatic, riparian, wetland and terrestrial ecosystems.	AO13.1 The location and form of stormwater discharge points do not alter the pre-development hydrology of receiving surface water or groundwater. AO13.2 Developments located on groundwater recharge or discharge areas are designed and managed in accordance with a groundwater recharge and discharge management plan prepared by a suitably experienced and qualified groundwater hydrologist. The groundwater recharge or discharge must demonstrate that the development does not affect groundwater balances beyond the property boundaries. Editor's Note— PSP6 Engineering Design Standards - Roads, drainage and earthworks provides guidance on prepare a groundwater recharge and discharge plan.

Construction and establishment of stormwater management systems Table 9.4.8.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Construction and establishment of stormwater management systems PO14 Construction methods provide for appropriate controls to avoid entry and transport of litter, sediment, and associated prescribed water contaminants into receiving waters. Editor's note— Water contaminants are prescribed in the Environmental Protection Act 1994.	AO14.1 An erosion and sediment control plan prepared in accordance with the International Erosion Control Association Best Practice Books demonstrates that the capture and release of stormwater achieves the design objectives listed in <i>Table A: Construction phase – stormwater management design objectives of the State Planning Policy (Appendix 2)</i> . Editor's note— PSP6 Engineering Design Standards - Roads,

Performance Outcomes	Acceptable Outcomes
	<p><i>drainage and earthworks provides guidance on requirements for preparing an Erosion Management Plan.</i></p> <p>AO14.2 Construction works are designed and managed to restrict the extent of clearing and soil exposure to the minimum necessary for access, and safe construction at any one time.</p> <p>AO14.3 For buildings:</p> <ul style="list-style-type: none"> (a) upstream runoff is diverted around the construction site; (b) sediment barriers are provided downslope of disturbed areas to prevent sediment washing into gutters, drains and <i>waterways</i>, <i>wetlands</i> or <i>drainage lines</i> either on or off the site; and (c) temporary or permanent downpipes are connected to the stormwater system before laying the roof; or (d) localised erosion is avoided by directing flow from downpipes over non-erosive areas. <p>AO14.4 Chemical flocculants used as part of an erosion and sediment control plan do not harm the environmental values within receiving waters.</p> <p>AO14.5 Appropriately sized litter containment areas, with provision for sorting recyclables are provided for the type of litter expected to be generated onsite.</p>

Wastewater management and effluent disposal

Table 9.4.8.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Wastewater management and effluent disposal	
<p>PO15 Development does not discharge wastewater unless it can be demonstrated to not compromise environmental values of waters and water quality objectives.</p> <p>Editor's Note—<i>Environmental values of waters and water quality objectives are prescribed in Schedule 1 of the Environmental Protection (Water) Policy 2009.</i></p>	<p>AO15 Wastewater (non-sewage) generated from the development is collected and contained on-site, and is:</p> <ul style="list-style-type: none"> (a) lawfully disposed to sewer; or (b) transferred off-site for treatment/disposal to an appropriately licenced facility; (c) reused on-site in a closed-cycle irrigation scheme, industrial processes, washing or cleaning or other purpose; or (d) treated to meet the drinking water supply environmental values prior to release. <p>Editor's Note—<i>The Plumbing and Drainage Act 2003 sets out requirements for wastewater management.</i></p>
<p>PO16 On-site effluent treatment and disposal systems are designed, constructed and managed to not compromise the environmental values of waters and water quality objectives.</p>	<p>AO16 An onsite effluent system and disposal area is:</p> <ul style="list-style-type: none"> (a) not located on a slope greater than 1 in (10%); (b) not located at or below the 1% annual exceedance probability (AEP flood event);

Performance Outcomes	Acceptable Outcomes
	<p>(c) not located within a riparian buffer area mapped on a Biodiversity, Waterways and Wetlands Overlay Map; and</p> <p>(d) setback 400 metres minimum from the full supply level of Lake Macdonald.</p> <p>Editor's Note—The Plumbing and Drainage Act 2003 sets out requirements for on-site effluent treatment and disposal. The Queensland Plumbing and Wastewater Code and associated guidelines are used to confirm the suitability of each site to accommodate an on-site sewerage facility; or where a centrally located group collection treatment system is proposed, confirmation as to the suitability of the designated site to accommodate the on-site sewerage facility. Additionally, where the combined total peak design capacity of effluent treatment is less than 21 equivalent persons, the design of the system achieves a low to medium risk classification in accordance with Seqwater's Land Use Risk Tool for onsite sewerage facilities.</p>

9.4.9 Waterways Works Code

9.4.9.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Waterways works code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).
- (2) All provisions in this code are assessment benchmarks for applicable assessable development

Editors Notes -

Editor's Note—This code must be read in conjunction with the 'Code for assessable development that is prescribed tidal work' contained in Schedule 3 of the Coastal Protection and Management Regulation 2017.

9.4.9.2 Purpose and overall outcomes

- (1) The purpose of the Waterways works code is to ensure the suitability of development within tidal areas and the waterways of the Noosa Waters Estate.
- (2) The overall outcomes sought for of the Waterways works code are:
 - (a) Development is compatible with the character and amenity of its surrounding area.
 - (b) Development ensures there is no increase to the scale and intensity of commercial operations on the Noosa River and additional commercial leases are avoided.
 - (c) Development is designed and constructed in a way to ensure it is structurally sound.
 - (d) Development is safe for use.
 - (e) Development does not adversely affect—
 - (i) the amenity of the surrounding area including by noise, lighting, odour and air pollutants;
 - (ii) existing public access to any foreshore areas or tidal waters;
 - (iii) safety and navigation of any waterways;
 - (iv) natural values of waterways, including water quality and bed and bank habitat;
 - (v) the flood storage area of waterways of the Noosa Waters Estate; and
 - (vi) the structural integrity, operation or maintenance of any existing structure.

Table 9.4.9.3 - Criteria for assessment

Landing Table 9.4.9.3 Criteria for assessment (part)



Performance Outcomes	Acceptable Outcomes
Landing - prescribed tidal works outside Noosa Waters Estate	
Role and function PO1 A landing— (a) provides a high level of amenity with no adverse effects on the surrounding area including changes to light, views, air quality and noise; (b) is compatible with the scenic values of the waterway; and (c) does not adversely affect the natural landscape character and vegetation along the foreshore.	No acceptable outcome provided
Landings in conjunction with a commercial use PO2 Development— (a) does not detract from the function and viability of centres or nearby businesses; (b) does not increase the overall scale and intensity of any commercial operation; (c) does not provide additional commercial leases on the Noosa River; (d) ensures no net increase in site cover or gross floor area of buildings or structures; (e) uses materials, natural finishes and colours that blend with the surrounding natural landscape; and (f) reflects the character and setting of the locality (such as timber and tin construction with a traditional pitched roof design).	No acceptable outcome provided
PO3 Except for a ferry providing a public transport function, all commercial activities including the loading and unloading of passengers, any associated equipment and all vessels docked, berthed, moored, stored or attached to the Landing whether temporary or permanent are confined to the commercial lease areas of the respective commercial operation. Editor's Note— The commercial lease area is the lease area at the time of gazettal of this plan. Editor's Note— A vessel is any type of watercraft used or capable of being used as a means of transportation on water and includes kayaks, standup paddle boards, paddle boats, electric foil boards and the like.	No acceptable outcome provided
Car parking PO4 Sufficient car parking is provided on site to accommodate the number and type of vehicles likely to be generated by the use.	No acceptable outcome provided

Siting **Table 9.4.9.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
Siting - prescribed tidal works outside Noosa Waters Estate	
PO5 The construction of new jetties, wharves and boardwalks on	No acceptable outcome provided





Performance Outcomes	Acceptable Outcomes
freehold land in largely undeveloped sections of a watercourse is avoided.	
PO6 The construction of new jetties and wharves on public lands is avoided unless there is a clear demonstrated community benefit and community support.	No acceptable outcome provided
PO7 Prescribed tidal works are not located on the southern bank of the Noosa River and tributaries between the Noosa Heads Lions Park and Weyba Bridge (Refer to Figure 9.4.9.3M).	AO7 Refer to Figure 9.4.9.3M — Noosa Heads Lions Park to Weyba Bridge.
PO8 Prescribed tidal works do not include extensions of on-site recreational areas unless there is a clear demonstrated community benefit and community support.	No acceptable outcome provided

Character and amenity Table 9.4.9.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Character, amenity & access - prescribed tidal works outside Noosa Waters Estate	
Site Responsive Design PO9 Prescribed tidal works are designed and sited to ensure— (a) they are contained within the prolongation of boundaries of the lot; (b) that when a vessel is berthed it does not encroach over the prolongation of boundaries of the lot; (c) a high level of visual amenity is maintained when viewed from the waterway and adjoining lands; (d) they avoid conflicts with uses in the water and on the foreshore and adjoining lands; (e) cluttering of waterways is avoided; (f) public access to beaches and foreshores is not impeded, including the pocket sandy beaches and other foreshores along the Noosa River; (g) excessive traffic volumes within foreshore areas and adjoining lands are avoided; (h) materials blend with the natural surrounds; and (i) they reflect the character and setting of the immediate surrounds of the locality.	AO9.1 For lots with waterway frontage greater than 15 metres in width, jetties and pontoons are setback a minimum of 3 metres from the prolongation of the boundaries (Refer Figure 9.4.9.3A). AO9.2 For lots with waterway frontage of less than 15 metres in width (including lots located in waterway bends or at the head of the waterway)— (a) a joint application is made with the adjoining owner; or (b) where a joint application is not possible, jetties and pontoons— (i) are setback a minimum of 1 metre from the prolongation of the boundaries; (ii) are not more than 1.2 metres in width; and (iii) have no head and are located such that when a vessel is berthed, it does not encroach over the prolongation of a boundary (Refer Figure 9.4.9.3B). AO9.3 For lots that adjoin those described in AO9.2, a jetty or pontoon is located well away from the common boundary.
PO10 Jetties and wharves are not roofed.	No acceptable outcome provided
PO11 Boat lifting devices (including boat storage devices) are only located to services properties on Noosa North Shore.	No acceptable outcome provided
PO12 Large jetties, pontoons and wharves that are capable of serving other uses, such as for private recreational purposes, are not developed.	No acceptable outcome provided



Design, Construction and Safety - jetties, wharves and pontoons Table 9.4.9.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Design, Construction and Safety for jetties, wharves and pontoons - prescribed tidal works outside Noosa Waters Estate	
PO13 Prescribed tidal works are designed and constructed for the sole purpose of providing access to vessels and are sited and designed to avoid— <ul style="list-style-type: none"> (a) cluttering of waterways; (b) excessive traffic volumes within foreshore areas and adjoining lands; (c) conflicts with uses on the foreshore and adjoining lands; and (d) unacceptable risks to personal and public safety. 	AO13.1 The maximum width of a jetty, jetty head or associated walkway is 1.5 metres, except on Noosa North Shore. <p>AO13.2 For jetties on Noosa North Shore, the maximum width of the jetty head is 2 metres.</p> <p>AO13.3 The maximum length of a jetty head is not more than 7 metres.</p> <p>AO13.4 A pontoon head has a maximum width of 3 metres and a maximum length of 5 metres (Refer Figure 9.4.9.3C).</p> <p>AO13.5 For “Y” and “T” shaped jetty heads— <ul style="list-style-type: none"> (a) a maximum area 10.5m² excluding any walkway is provided; and (b) a walkway with a minimum length of 3 metres is provided (Refer Figure 9.4.9.3D). </p> <p>AO13.6 Gangways and walkways serving jetties and pontoons have at least one rigid handrail fitted and meet the following— <ul style="list-style-type: none"> (a) for dwelling houses – a minimum width of 750 millimetres and a maximum width of 1.5 metres; (b) for other residential uses – <ul style="list-style-type: none"> (i) the gangway for a single berth pontoon has a minimum width of 900 millimetres; (ii) the gangway for a multiple berth pontoon has a minimum width of 1.2 metres if fitted with one handrail and 900 millimetres if fitted with a handrail on each side; (iii) the primary walkway to multiple berth pontoons has a maximum width of 1.5 metres; and (iv) the maximum width of a gangway is 1.5 metres. </p> <p>AO13.7 In Noosa Sound, where quaylines are set, a jetty or pontoon does not extend into the watercourse beyond the quayline;</p> <p>OR</p> <p>AO13.8 Where no quaylines are set, the maximum distance a jetty or pontoon extends into the watercourse is 10m, unless it can be demonstrated that a distance in excess of 10m is essential to safely access a vessel from the jetty.</p> <p>Editor's Note— The quayline is measured from real property</p>

Performance Outcomes	Acceptable Outcomes
	<p><i>boundary except where a relevant State Government Authority permits the measurement from High Water Mean Springtide.</i></p> <p>AO13.9 All attachments to jetties, including but not limited to boat lifts, jetski cradles, floating berths and floating pontoons are located within the quay line.</p> <p>AO13.10 Pontoons are structurally capable of sitting on the sand bed. Rollers and bracing should account for this situation.</p> <p>AO13.11 Jetties and pontoons are free standing and do not rely on connecting to any revetment wall or other structure.</p>

Design, Construction and Safety - Boat Ramps Table 9.4.9.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Design, Construction and Safety for Boat Ramps - prescribed tidal works outside Noosa Waters Estate	
<p>PO14 Boat ramps are designed and constructed to—</p> <ul style="list-style-type: none"> (a) allow access by a wheeled boat trailer; (b) ensure that unacceptable risks to personal and public safety are unlikely to be caused; (c) avoid cluttering of the waterways; (d) avoid excessive traffic volumes within foreshore areas and adjoining lands; and (e) ensure that visual amenity of the foreshore is maintained. 	<p>AO14.1 Where there is an existing revetment wall—</p> <ul style="list-style-type: none"> (a) the level of a boat ramp surface at the revetment wall is no more than 150 millimetres above the top of the wall, not more than 500 millimetres below the top of the wall and not more than 200 millimetres above the existing beach; (b) the ramp extends into the waterway no more than 9 metres from a revetment wall; (c) the ramp is constructed at a uniform grade no steeper than 20% (1 in 5); and (d) the outer end of the ramp is no more than 100 millimetres above the level of the beach (Refer Figure 9.4.9.3E). <p>AO14.2 No part of the ramp is to extend closer than 1 metre to the prolongation of the boundaries.</p> <p>AO14.3 The boat ramp surface profile is concave to allow concentration of water to the centre of the ramp.</p>
<p>PO15 No new boat ramps are constructed within the Noosa River system.</p>	No acceptable outcome provided.

Character and amenity Table 9.4.9.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Character and amenity - operational works within Noosa Waters Estate waterways	
<p>PO16 The use of the Landing and the works are designed and sited to ensure—</p> <ul style="list-style-type: none"> (a) they are contained within the prolongation of boundaries of 	<p>AO16.1 For lots with watercourse frontage greater than 15 metres in width, jetties are setback a minimum of 3 metres from the prolongation of the boundaries (Refer Figure 9.4.9.3A).</p>

Performance Outcomes	Acceptable Outcomes
<p>the lot;</p> <p>(b) that when a vessel is berthed it does not encroach over the prolongation of boundaries of the lot;</p> <p>(c) a high level of visual amenity is maintained when viewed from the watercourse and adjoining lands;</p> <p>(d) the works avoid conflicts with uses in the water, on the foreshore and adjoining lands;</p> <p>(e) materials blend with the natural surrounds;</p> <p>(f) cluttering of watercourses is avoided;</p> <p>(g) excessive traffic volumes within foreshore areas, on adjoining lands and in the water are avoided;</p> <p>(h) they reflect the character and setting of the work's immediate surrounds of the locality; and</p> <p>(i) the use does not cause any adverse effects on the surrounding amenity, including changes to light, views, air quality and noise.</p>	<p>AO16.2 For lots with watercourse frontage less than 15 metres in width (including lots located in watercourse bends or at the head of the watercourse)—</p> <p>(a) a joint application is made with the adjoining owner; or</p> <p>(b) where a joint application is not possible, jetties—</p> <p>(i) are setback a minimum of 1 metres from the prolongation of the boundaries;</p> <p>(ii) are not more than 1.5 metres in width;</p> <p>(iii) have no jetty head;</p> <p>(iv) allow for safe access and manoeuvrability of vessels for both the neighbouring property and the subject property; and</p> <p>(v) are not constructed on sites where there is an existing shared jetty on either prolongation of the side property boundaries.</p> <p>AO16.3 For lots that adjoin those described in AO16.2, the jetty is located well away from the common boundary.</p> <p>AO16.4 Vessels berthed, moored or attached to the Landing—</p> <p>(a) are located a minimum of 1 metre from the prolongation of the property boundaries;</p> <p>(b) are not located side by side or in tandem with another vessel; and</p> <p>(c) does not exceed 2 vessels.</p>
<p>PO17 Landings are not roofed.</p>	<p>No acceptable outcome provided</p>

Design, Construction and Safety - Jetties Table 9.4.9.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Design, Construction and Safety for Jetties within Noosa Waters Estate waterways	
<p>PO18 Structures such as handrails, light bollards, piers and pumping equipment for semi-submersible floating docks have a maximum height of 1100mm above the jetty floor.</p>	<p>No acceptable outcome provided.</p>
<p>PO19 Development is designed and constructed for the sole purpose of providing access to vessels and are sited and designed to avoid —</p> <p>(a) cluttering of waterways;</p> <p>(b) excessive traffic volumes within foreshore areas, on adjoining lands and within the waterway; and</p> <p>(c) unacceptable risks to personal and public safety.</p>	<p>AO19.1 Jetties—</p> <p>(a) are a maximum width of 1.5 metres;</p> <p>(b) a maximum length of a jetty head is not more than 7 metres (Refer Figure 9.4.9.3C);</p> <p>(c) constructed predominantly of timber;</p> <p>(d) are not constructed parallel to the revetment wall; and extend a maximum of 10 metres past the quayline.</p> <p>AO19.2 For "Y" and "T" shaped jetty heads or other shaped jetty heads—</p> <p>(a) a maximum area of 10.5m² excluding any walkway is</p>

Performance Outcomes

Acceptable Outcomes

provided; and

- (b) a walkway with a minimum length of 3 metres is provided to the jetty head (Refer [Figure 9.4.9.3D](#)).

AO19.3

Jetties have independent support structures and are not supported by the revetment wall.

AO19.4

Seep holes in the revetment wall are not obstructed by any jetty.

AO19.5

For lots comprising a dwelling house or dual occupancy, a maximum of one jetty per development is constructed.

AO19.6

Multiple dwellings with common property along the waterway frontage meet the following—

- (a) a maximum of 2 jetties per multiple dwelling;
- (b) jetties are shared between unit owners;
- (c) a minimum of 20 metres separation is provided between each jetty;
- (d) the jetty is setback a minimum of 3 metres from the prolongation of boundaries; and
- (e) jetty heads and pontoons are not constructed (Refer [Figure 9.4.9.3F](#)).

AO19.7

For multiple dwellings where each unit has its own individual canal frontage—

- (a) a joint application with the adjoining owner is made; and
- (b) jetties are constructed as follows—
 - (i) the jetty is shared between two unit owners;
 - (ii) the jetty straddles the common boundary of the two units;
 - (iii) jetty heads and pontoons are not constructed; and
 - (iv) fencing between the two properties is setback a minimum 1 metre from the revetment wall to allow for efficient access to the jetty by both owners (Refer [Figure 9.4.9.3G](#)).

Editor's Note—Council is unlikely to support a jetty application for the exclusive use of one unit owner.

AO19.8

Walkways serving jetties have at least one rigid handrail fitted and the walkway is a minimum width of 750 millimetres and a maximum width of 1.5 metres where—

- (a) the walking surface of the jetty is constructed level with the top of the revetment wall;
- (b) water reticulation systems are fitted with a mechanical backflow prevention device; and
- (c) electrical reticulation systems carrying electricity in excess of 24 volts are not to extend beyond the revetment wall.

Performance Outcomes	Acceptable Outcomes
	AO19.9 Any lower-level platform, or siding, along the jetty walkway has a maximum width of 500 millimetres and does not exceed 2m ² and does not interfere with the prolongation of boundaries as indicated by Acceptable outcomes AO15.1, AO15.2 & AO15.3.
PO20 Pontoons and boat ramps are not constructed within the Noosa Waters Estate waterways.	No acceptable outcome provided

Boat lifting devices Table 9.4.9.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Boat lifting devices within Noosa Waters Estate waterways	
PO21 Boat lifting devices are only constructed in the absence of a boat ramp and are designed and located to— <ul style="list-style-type: none"> (a) ensure that unacceptable risks to personal and public safety are unlikely to be caused; (b) avoid cluttering of the waterway; (c) ensure that visual amenity of the foreshore and waterway is maintained including— <ul style="list-style-type: none"> (i) avoiding bulky or large structures; and (ii) minimising structures above the water level; (d) ensure the structural integrity of the works is maintained and not compromised; and (e) avoid a secondary boat lifting device (floating dock) that exceeds 8m². 	AO21.1 Boat lifting devices are only located in conjunction with an approved jetty where— <ul style="list-style-type: none"> (a) the boat lifting device does not extend into the waterway beyond the end of the approved jetty; (b) the boat lifting device is no greater than 4 metres in width or for a jetty hoist, 2 metres in width; (c) the boat lifting device is located adjacent the walkway to the jetty and is generally perpendicular to the revetment wall; (d) the highest part of the boat lifting device is no higher than the top of the revetment wall under normal canal water level conditions; (e) the boat lifting device is not located on the jetty head; and (f) the outermost projection of any boatlifting device is setback a minimum of 1 metre from the prolongation of the boundaries. AO21.2 Only one primary boat lifting device and one secondary small device (floating dock) per jetty. The small secondary floating dock is no greater than 8m ² and purpose designed for personal watercraft such as jet skis, kayaks, paddleboards etc. AO21.3 A shared jetty contains only one boat lifting device on either side of the jetty. AO21.4 The structure may be securely attached, excluding roped, chains and straps, to an existing jetty where a structural engineer's report for the design is provided certifying that the jetty is structurally capable of supporting the boat lifting device (Refer to Figures 9.4.9.3H – 9.4.9.3J for examples of boat lifting devices). AO21.5 For twin jetty structures with central boat lifting devices- <ul style="list-style-type: none"> (a) are only permitted in the absence of any jetties; (b) the structure does not exceed 10 metres in length; (c) the structure does not exceed 7 metres in width; and

Performance Outcomes	Acceptable Outcomes
	<p>(d) each jetty is a maximum of 1.5 metre wide.</p> <p>Editor's Note - Refer to Figures below. Figure 9.4.9.3H - Boat Lifting Devices - Cable & Winch Figure 9.4.9.3J - Alternative Boat Lifting Device - Twin Jetty Figure 9.4.9.3K - Pneumatic Float (Platform) Figure 9.4.9.3L - Floating Pontoon</p>

Fixed floating structures & boat ramps Table 9.4.9.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Fixed Floating Structures & Boat Ramps within Noosa Waters Estate waterways	
<p>PO22 Fixed floating structures whether or not attached to land (e.g. pontoons and any associated walkways) and boat ramps are not located within the Noosa Waters Estate.</p>	No acceptable outcome provided

Flooding and amenity functions Table 9.4.9.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Flooding and amenity functions - operational works within Noosa Waters Estate waterways	
<p>PO23 The flood detention and amenity functions of the area adjacent to the revetment wall within Noosa Waters Estate are retained and enhanced by ensuring—</p> <ul style="list-style-type: none"> (a) works do not protrude through a batter line of 1:4.5 measured from the centre line of the revetment wall; (b) there is no additional load placed on the revetment wall; (c) works do not pose a risk to the membrane adjoining the revetment wall; (d) amenity of the waterway and surrounding land uses is not adversely affected by development (building, filling or excavation) ensuring— <ul style="list-style-type: none"> (i) the 4.5 metre setback area is predominantly soft landscaping; (ii) a maximum of 25% of the area is impervious; (iii) dominant impervious areas and masonry retaining walls are avoided; (iv) retaining structures and the like are light weight, low rise and screened by landscaping; (v) natural materials such as timber or rock are used rather than manufactured materials; (vi) the acoustic privacy and access to sunlight of surrounding development is protected; and (vii) views are not impeded. 	<p>AO23.1 For premises adjoining a waterway within the Noosa Water estate, no building work, filling or excavation works within 4.5 metres of the centre line of the top of the concrete revetment wall.</p> <p>AO23.2 A minimum of 25% of the area within 4.5 metres of the revetment wall is planted with shrubs and small trees with a mature height of 3 metres or less.</p> <p>AO23.3 The ground surface within the first metre of the revetment wall—</p> <ul style="list-style-type: none"> (a) is grass or ground cover; and (b) does not include shrubs. <p>AO23.4 Side boundary fences within 4.5 metres of the revetment wall taper down to a maximum height of 1.2 metres at the revetment wall and no more than 1.5 metres at a distance of 2.25 metres from the revetment wall.</p>
<p>PO24 No shore side anchor points are installed within 4.5 metres of the centre line of the revetment wall.</p>	No acceptable outcome provided
<p>PO25 No mooring, anchoring, tying or docking of vessels occurs adjacent to the revetment wall.</p>	No acceptable outcome provided

Figure 9.4.9.3A & 9.4.9.3B

Character & Amenity

FIGURE 9.4.9.3A

FIGURE 9.4.9.3B

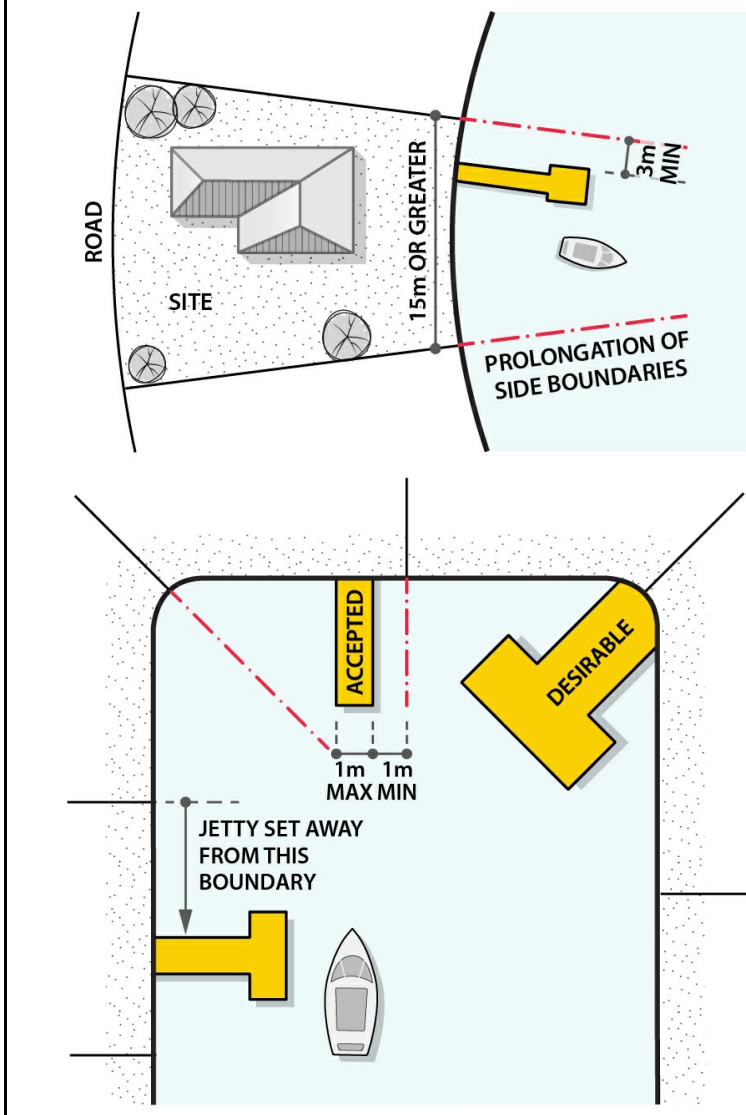
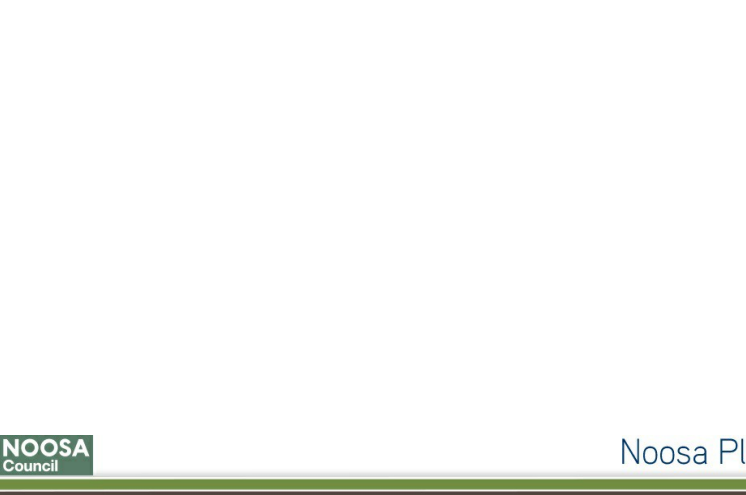


Figure 9.4.9.3C & 9.4.9.3D

Design, Construction and Safety

FIGURE 9.4.9.3C

FIGURE 9.4.9.3D



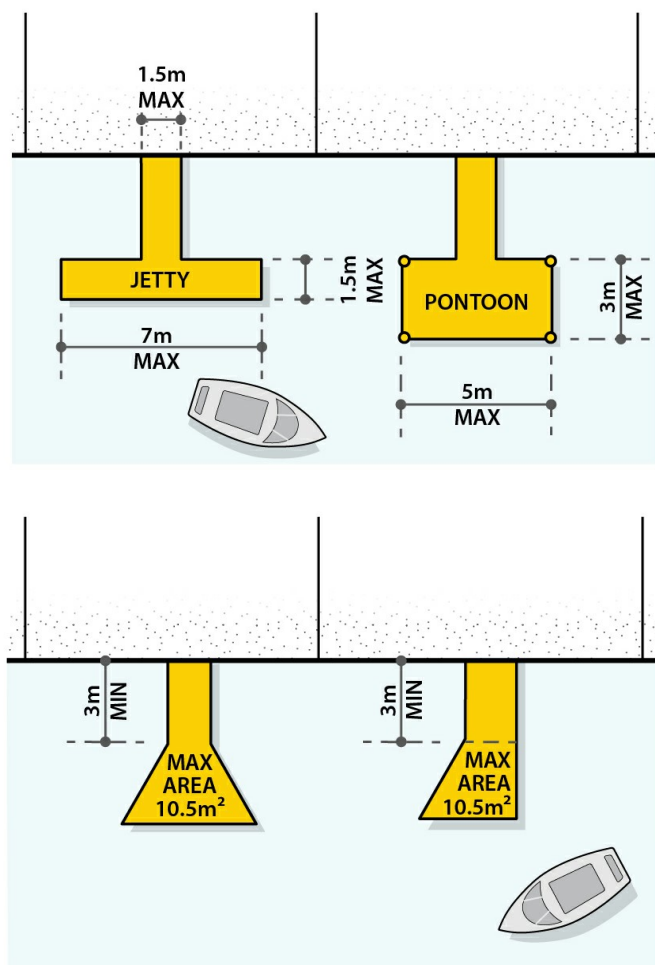


Figure 9.4.9.3E

Figure 9.4.9.3E - Design, Construction and Safety – Boat Ramps

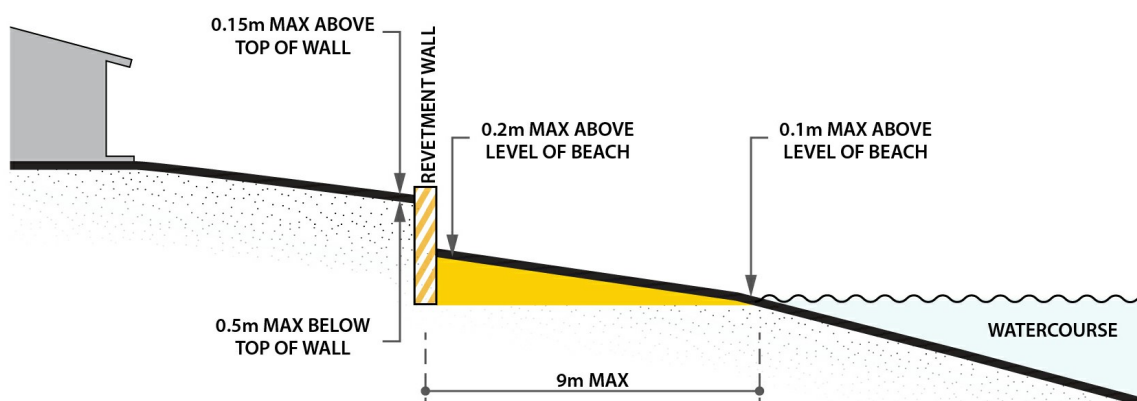


Figure 9.4.9.3F & 9.4.9.3G

Noosa Waters – Jetties

FIGURE 9.4.9.3F

FIGURE 9.4.9.3G

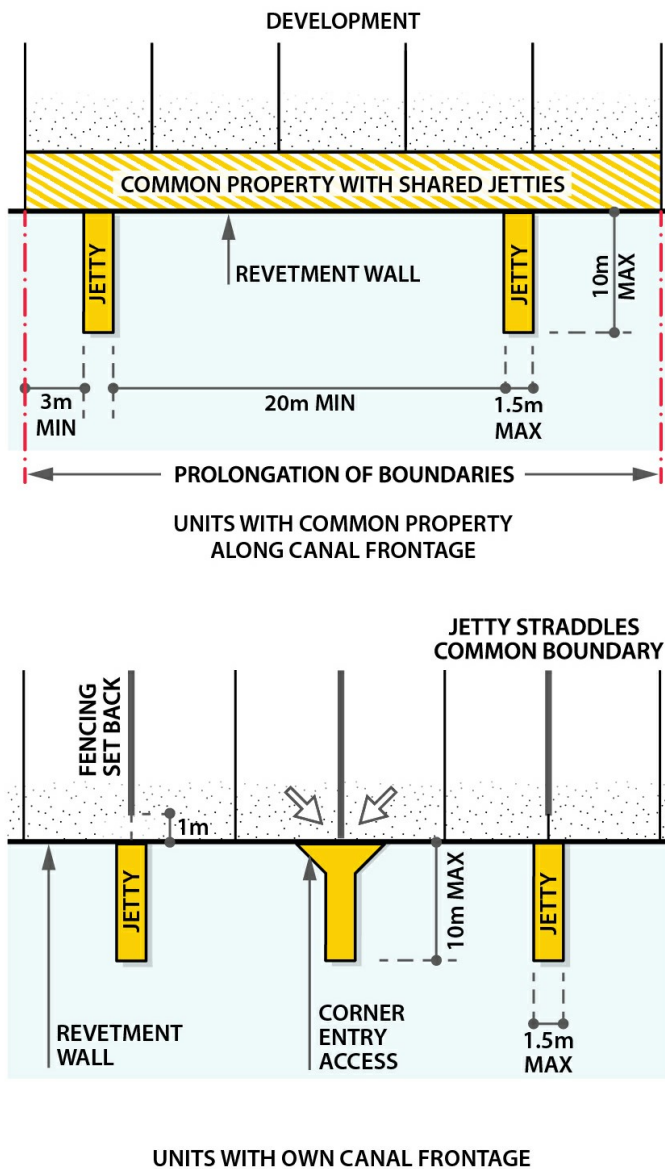


Figure 9.4.9.3H & 9.4.9.3J

Boat Lifting Devices

FIGURE 9.4.9.3H CABLE & WINCH

FIGURE 9.4.9.3J TWIN JETTY

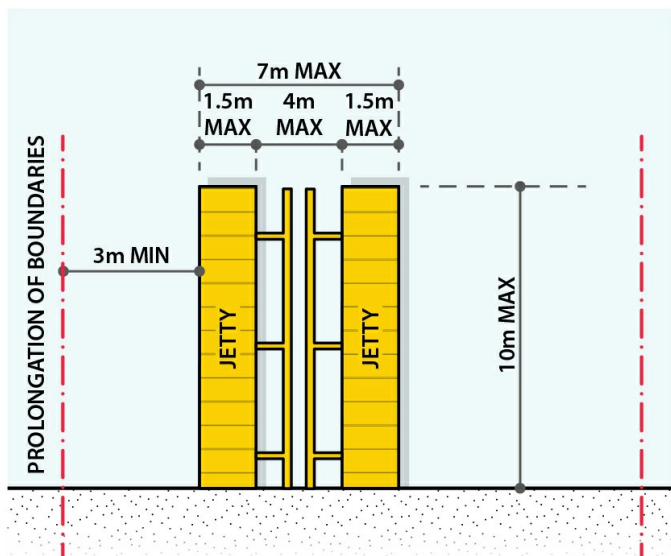
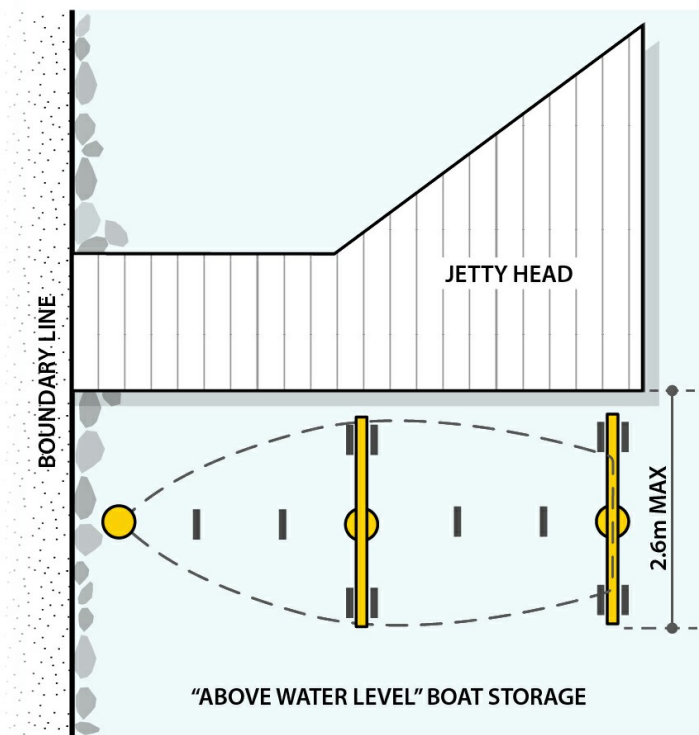


Figure 9.4.9.3K & 9.4.9.3L

Boat Lifting Devices

FIGURE 9.4.9.3K PNEUMATIC FLOAT
PONTOON

FIGURE 9.4.9.3L FLOATING

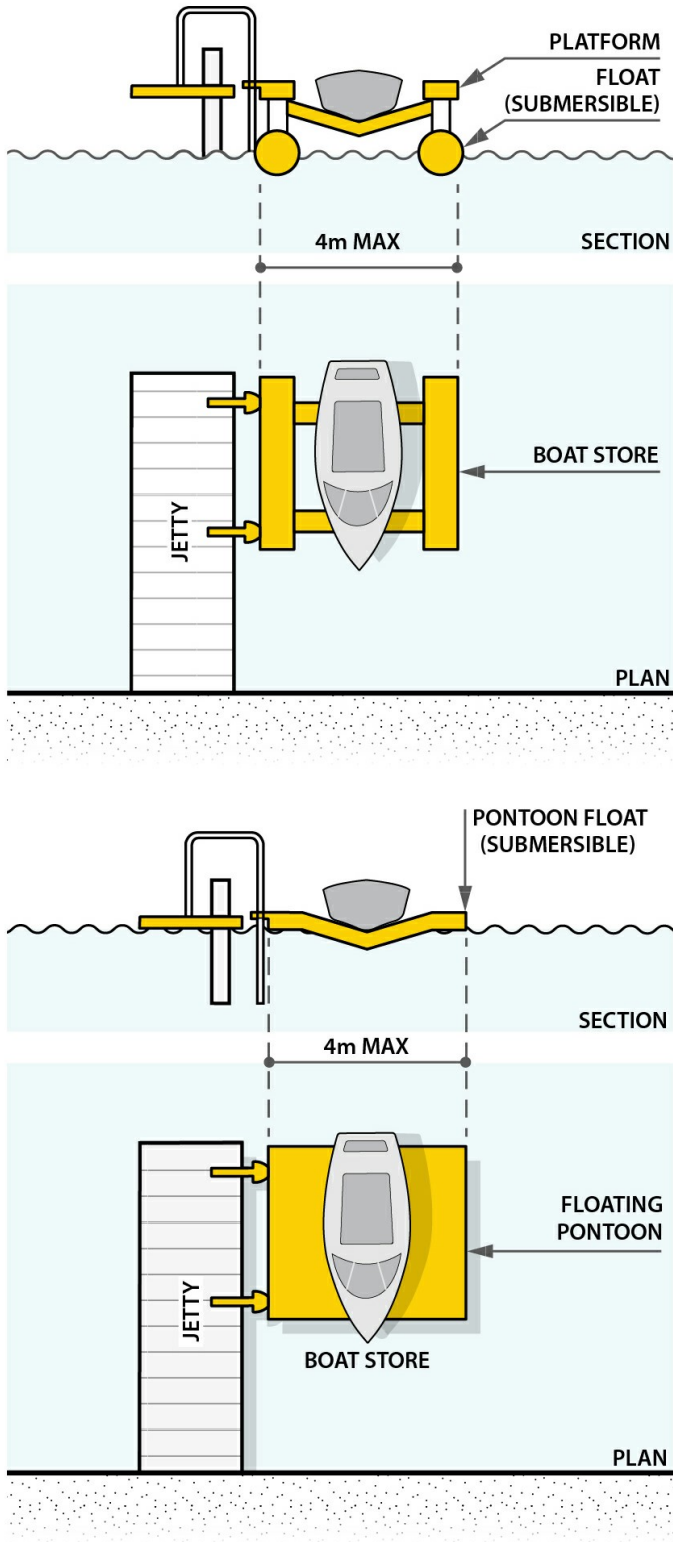


Figure 9.4.9.3M



9.4.10 Waste Management Code

9.4.10.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Waste management code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.10.2 Purpose and Overall Outcomes

- (1) The purpose of the Waste management code is to ensure development provides for the sustainable management of waste

in a manner which is environmentally acceptable, safe and efficient.

- (2) The overall outcomes sought for the Waste management code are:
- (a) Development provides opportunities to minimise waste generation and increase re-use and recycling.
 - (b) The storage, disposal and management of solid, liquid and vegetative waste is conducted in a safe and ecologically sustainable manner without environmental nuisance.
 - (c) The on-site storage of waste does not create environmental nuisance or adverse visual impact to adjoining properties during the construction or operational phase of development.
 - (d) Council and other licensed trade waste services are able to conveniently collect and dispose of waste generated by the development.
 - (e) The removal of waste generated by the demolition or removal of a building is undertaken safely and without impacts on infrastructure or the local environment and the site is left in a clean and usable condition.

Table 9.4.10.3 - Criteria for assessable development

Waste Separation Table 9.4.10.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable Outcomes
Assessable development	
Waste Separation	
PO1 Development that generates several classes of waste is designed so waste is collected, stored and disposed of in a safe and ecologically sustainable manner.	AO1.1 Construction, operational and demolition works are planned and managed in accordance with Planning Scheme Policy PSP9 Waste management . <i>Editor's Note— PSP9 Waste Management requires Waste Management Plans to be prepared as part of certain types of development applications to ensure proper consideration is given to waste minimisation, segregation and reuse.</i> AO1.2 Adequate area is provided on-site for the collection and separate storage of recyclable, non-recyclable, vegetative and hazardous materials in their specific waste streams during construction or demolition works and the operational phase of development.
PO2 Waste storage areas provide for adequate separation of all recyclable and non-recyclable materials.	AO2 Waste storage areas allow for the separate storage of different waste materials for reuse or recycling by: <ul style="list-style-type: none"> (a) providing sufficient area to store all recyclable material and recycling containers; and (b) sign posting the types of waste stored.

Design and location Table 9.4.10.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable Outcomes
Assessable development	
Design and location	
PO3	AO3.1

Performance outcomes	Acceptable Outcomes
Waste storage areas are located so that they are convenient and safe to use and to collect from.	<p>Waste storage areas are designed and maintained in accordance with Planning Scheme Policy PSP9 Waste management.</p> <p>AO3.2 Waste storage areas are designed and located so they:</p> <ul style="list-style-type: none"> (a) are easily accessed and convenient to use; (b) have unobstructed access for the collection of the waste by service vehicles; (c) without the need for manual handling; (d) are clear of carparking bays, loading bays and similar areas; (e) are clear of footpaths and pedestrian access; (f) are capable of being serviced by the collection vehicle without impeding traffic flow; and (g) have a level area provided for the storage of waste, recyclable materials and green waste in standard bins. <p>AO3.3 For uses that do not employ a caretaker or central management, the maximum distance between waste storage areas and the kerbside is 60 metres.</p> <p>AO3.4 Pathways used to transport bins:</p> <ul style="list-style-type: none"> (a) have a maximum grade of 1:15; and (b) are free of steps, stairs or other impediments.
PO4 Waste storage areas are designed for ease of maintenance and ease of access for cleaning.	<p>AO4.1 Waste storage areas are constructed of impermeable and durable surfaces that are easily cleaned.</p> <p>AO4.2 Sufficient space is provided between and around waste storage bins to allow for manoeuvring and washing of bins.</p>
<p>PO5 Waste storage areas provide a safe and secure environment for users through:</p> <ul style="list-style-type: none"> (a) appropriate siting and access; (b) the provision of lighting; and (c) restricting access to the general public by making the area clearly identifiable as private space. <p><i>Editor's note— The use of landscaping, a change of paving material or fencing are examples of delineating a waste storage area. The locking of the area is not preferred and should be avoided.</i></p>	No acceptable outcome provided

Performance outcomes	Acceptable Outcomes
Assessable development	
Water management	
PO6 Waste storage areas are designed to contain and appropriately dispose of leakage from bins and wastewater from bin washing.	AO6 The waste storage area is constructed of impermeable and durable surfaces and: <ul style="list-style-type: none"> (a) is bunded and graded so that washwater and bin leakage are drained to the sewer or an on-site effluent disposal system via a gully within the storage area; (b) has a bund wall with a maximum height of 100 millimetres; (c) is serviced by a conveniently located hosecock and backflow prevention device, and connected to a water supply; and (d) is roofed or otherwise covered if the storage area is— <ul style="list-style-type: none"> (i) more than 1m²; or (ii) storing wet waste; or (iii) storing other waste with a high potential to cause pollution if washed or leaked from the bins, including waste oil or putrescibles.

Safety and protection of infrastructure when demolishing or removing buildings Table 9.4.10.3 -

Criteria for assessable development (part)

Performance outcomes	Acceptable Outcomes
Assessable development	
Safety and protection of infrastructure when demolishing or removing buildings	
PO7 Demolition, removal, relocation or associated works do not result in: <ul style="list-style-type: none"> (a) 'live' or 'active' infrastructure that may present risk to people using the site or surrounding areas; or (b) damage to infrastructure or other works. <p>Editor's note— An approval will be required from Council's Building and Plumbing Services for decommissioning plumbing apparatus including:</p> <ul style="list-style-type: none"> (a) sanitary drains or reticulated water supply; and (b) septic tanks, holding tanks or on-site treatment systems. 	AO7.1 Infrastructure including reticulated water, sewerage, stormwater, and electricity are protected from damage and made safe to the standard required by the regulatory authority. <p>AO7.2 Infrastructure is disconnected, capped or sealed including: <ul style="list-style-type: none"> (a) electricity meters are removed and electrical wires disconnected; (b) telephone lines are disconnected; and (c) data cables are disconnected and removed. </p> <p>AO7.3 A temporary crossing is provided to protect road reserve infrastructure including kerb and channel.</p> <p>AO7.4 Any damage to footpaths, street plantings, natural vegetation, kerb and channel, bridges or roadways at the removal site, the new site or between the sites is repaired or reinstated to at least pre-existing conditions.</p>

Performance outcomes	Acceptable Outcomes
PO8 Waste materials are removed from the site to avoid causing unhealthy conditions including: <ul style="list-style-type: none"> (a) potential fire hazard; (b) ponding of water; and (c) breeding of vermin. 	AO8.1 Waste materials are removed from the site. AO8.2 If a development permit has not been issued for the future use of the site: <ul style="list-style-type: none"> (a) hard surfaced areas including concrete slabs are removed or covered with a minimum of 300 millimetres of soil; and (b) disturbed areas are revegetated.
PO9 The potential for movement from the site, of soils or similar materials is minimised.	No acceptable outcome provided
PO10 Vacant sites do not have an adverse impact upon the amenity of the surrounding areas.	No acceptable outcome provided
PO11 The demolition or removal of a building does not cause a health risk. <i>Editor's note— Council may require a report identifying any asbestos products and how they may be managed to avoid health risks.</i>	AO11.1 All building materials containing asbestos, including asbestos cement sheeting or roofing and lagging, are removed from the building prior to demolition or relocation. AO11.2 All building materials containing asbestos products are disposed of in accordance with industry best practice.

9.5 Other development codes

9.5.1 Reconfiguring a Lot Code

9.5.1.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Reconfiguring a lot code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).
- (2) All provisions in this code are assessment benchmarks for applicable assessable development

9.5.1.2 Purpose and overall outcomes

- (1) The purpose of the Reconfiguring a lot code is to ensure that development:
 - (a) results in lots that are appropriate for their intended use;
 - (b) contributes to a high standard of amenity;
 - (c) results in lots that are consistent with the desired character of the local area ensuring high quality urban design outcomes;
 - (d) is responsive to site constraints;
 - (e) maintains or improves environmental values and avoids adverse off-site environmental impacts;
 - (f) provides lawful, safe and practical access arrangements; and
 - (g) provides infrastructure and services to new lots.
- (2) The overall outcomes sought for the Reconfiguring a lot code are:
 - (a) Development provides for lots that are of a size and have dimensions that are appropriate for their intended use and are

consistent with the sizes of surrounding lots.

- (b) Development provides for lots which are responsive to local character and site constraints such that the natural landform is not modified.
- (c) Development avoids significant adverse effects on the natural environment and landscape including waterways, drainage lines, wetlands and other ecologically important areas.
- (d) Provides for a diverse mix of residential lot sizes and configurations to cater for different housing options.
- (e) Development provides for subdivisions that result in the creation of safe and healthy communities by:
 - (i) avoiding or mitigating the risk to people and property from natural hazards;
 - (ii) ensuring lots have a suitable and safe means of access to a public road;
 - (iii) incorporating a road and transport network that is responsive to, and integrated with, the natural topography of the site, is integrated with existing or planned adjoining development and supports the circulation of public transport;
 - (iv) promoting walking, cycling and the use of public transport;
 - (v) promoting social interaction and community activity;
 - (vi) incorporating a lot layout that is responsive to natural climatic influences and allows for new buildings to reflect the principles of sub-tropical and sustainable design;
 - (vii) providing appropriate infrastructure, including reticulated water and sewerage (where available), sealed roads, pedestrian and bicycle paths, urban and non-urban open space and community facilities in urban areas;
 - (viii) offering residential choice, diversity and mix to meet the diverse demographic, social, cultural, economic and lifestyle needs of the community; and
 - (ix) ensuring that new lots outside the Urban boundaries have good levels of convenience and accessibility to urban services and do not compromise the ongoing productive use of rural lands.

Table 9.5.1.3 - Performance outcomes and acceptable outcomes for assessable development

Growth Management Table 9.5.1.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Growth management	
PO1 Urban residential development: <ul style="list-style-type: none"> (a) is confined to land within the Urban boundaries; (b) provides a mix of lot sizes and configurations to cater for variety in housing choice; (c) contributes to efficient use of land and infrastructure; (d) increases residential densities and reduces lot sizes in close proximity to public transport and centre zones; (e) provides appropriate buffer areas between sensitive land uses, ecologically important areas and conflicting uses; (f) contributes positively to the amenity and landscape value of the local area. 	No acceptable outcome provided
PO2 Rural residential development is confined to land within the Rural Residential zone and included within either the Urban Footprint or Rural Living designations of the South East Queensland Regional Plan.	No acceptable outcome provided
PO3 Development of land for business and employment functions occurs within the activity centres and the industrial zones.	AO3 Development of land: <ul style="list-style-type: none"> (a) at the Noosa Business Centre is to be generally in accordance with Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan); (b) at the former Bowls site Lot 3 RP884396, Noosa Junction

Performance Outcomes	Acceptable Outcomes
	is to be generally in accordance with Figure 7.2.5.4 (Noosa Junction Framework and Character Plan) .
<p>PO4</p> <p>With the exception of lots intended to be used by the Council or State for community infrastructure, conservation purposes or public utilities, including road widening, no additional lots are created:</p> <ul style="list-style-type: none"> (a) in the Rural zone unless resultant lots have a minimum area of 100 hectares; (b) in the Environmental Management and Conservation zone; (c) on Noosa North Shore; (d) in the Low density residential zone at Cooroibah; (e) in the Low density residential zone where access is gained via: <ul style="list-style-type: none"> (i) Noosa Banks Drive, Tewantin; (ii) Lake Entrance Boulevard, Noosaville; (iii) Lake Weyba Drive Noosaville, south of Eenie Creek Road; or (iv) Habitat Place, Noosa Heads; (f) within a Water Supply Buffer Area as shown on Regional Infrastructure Overlay. 	No acceptable outcome provided

Lot areas and dimensions Table 9.5.1.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Growth management	
Lot areas and dimensions	
<p>PO5</p> <p>New lots have areas and dimensions that:</p> <ul style="list-style-type: none"> (a) are consistent with the purpose and overall outcomes of the applicable zone or zones; (b) are consistent with the size and character of surrounding lots; (c) can accommodate land uses that are consistent with the purpose and overall outcomes of the applicable zone; (d) allow for siting and construction of buildings, structures, access ways and car parking while:- <ul style="list-style-type: none"> (i) retaining ecologically important areas and ecological linkages; (ii) minimising risk of soil erosion, landslide, flooding and bushfire; (iii) minimising earthworks or retaining walls associated with construction on sloping sites; (iv) retaining the scenic amenity and vegetated character of the landscape; (v) retaining culturally significant features and protecting views to culturally significant features; 	<p>AO5.1</p> <p>New lots are of a size and shape that can accommodate the land uses intended by the zone.</p> <p>AO5.2</p> <p>In general, lots have a predominantly regular, rectangular shape.</p> <p><i>Editor's note-topographical constraints or environmental values may call for irregular property boundaries.</i></p> <p>AO5.3</p> <p>In residential zones, lots are generally arranged so that:</p> <ul style="list-style-type: none"> (a) there are no more than five lots with a frontage width of less than 15 metres grouped in a row; (b) there are no more than three lots with a frontage width of 7.5 metres or less in a row unless serviced by a rear lane; (c) lots with a frontage width of less than 15 metres are not located opposite other lots with a frontage width of less than 15 metres <p>AO5.4</p> <p>In activity centres and industry zones, new lots contribute to a mix of lot sizes that cater for varied commercial and industrial</p>

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> (vi) minimising detrimental impacts of effluent disposal or storm water runoff; including open space for landscaping; ensuring safe vehicular manoeuvring areas without concentration of driveways in one space; and (vii) where not in a water or sewerage service area, allow for water storage tanks and suitable effluent disposal. <p>(e) except where otherwise specified in a local area code, comply with the minimum lot size specified in Table 9.5.1.4 Minimum Lot Size and Dimensions</p>	<p>enterprises, such that:</p> <ul style="list-style-type: none"> (a) smaller lots intended for intensive development are clustered near centres; (b) new lots adjacent to sensitive land uses include sufficient area for buffering of incompatible land uses; and (c) lot reconfiguration provides for shared access arrangements wherever possible.
<p>PO6 Development provides for irregular shaped lots to be created only where:</p> <ul style="list-style-type: none"> (a) the creation of regular lots is impractical such as at a curve in the road or because of topographical constraints; (b) safe access and visual exposure to and from the site can be provided, while not adversely impacting on the functionality of the surrounding road network; (c) it is desirable to avoid clearing of vegetation and the fragmentation of habitat in ecologically important areas; and (d) the irregular lot is demonstrably suitable for its intended purpose. 	<p>No acceptable outcome provided</p>

Lot layout Table 9.5.1.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Growth management	
Lot layout	
<p>Site Responsive Design PO7 Development provides for a lot layout and configuration of roads and pathways that is responsive to:-</p> <ul style="list-style-type: none"> (a) the setting of the site within an urban or non-urban context; (b) any natural environmental values present on, or adjoining the site; (c) any natural hazards affecting the site or adjoining land such that the number of properties or persons at risk is not increased; (d) the terrain of the land, minimising the need for earthworks; (e) any places of cultural heritage significance or character areas present on, or adjoining the site; and (f) any important landmarks, views, vistas or other areas of high scenic quality present on, or able to be viewed from, the site. <p>Editor's Note— Development of land affected by constraints shown on overlay maps will be subject to overlay codes</p>	<p>AO7.1 If located in the Low density residential zone, Medium density residential zone, High density residential zone, Tourist accommodation zone or Community facilities zone and intended for a residential use, any new lot is located outside the modelled flood level of the 1% AEP (1:100 year ARI) water surface levels or where not modelled, above the highest known flood level.</p> <p>AO7.2 Flood immunity for development areas is not achieved by filling land below the 1% AEP (1:100 year ARI) flood level.</p> <p>AO7.3 All reconfigured lots on land subject to a constraint or valuable feature identified on an overlay map contains a building envelope marked on a plan of development that demonstrates that there is an area sufficient to accommodate the intended purpose of the lot, that is not subject to the constraint or valuable feature or that appropriately responds to the constraint or valuable feature.</p> <p>AO7.4 New lots with a site area less than 4,000m² in area have a slope not exceeding:</p> <ul style="list-style-type: none"> (a) 10% side slope (crossfall); or

Performance Outcomes	Acceptable Outcomes
	<p>(b) 5% lengthwise slope (longitudinal fall).</p> <p>AO7.5 Lot boundaries, services, utilities and roads are aligned to avoid traversing ecologically important areas and ecological linkages.</p> <p>AO7.6 Development does not result in significant modification to natural landform or landscape features including:</p> <ul style="list-style-type: none"> (a) waterways and drainage lines; (b) native vegetation or significant character trees; (c) understorey vegetation; (d) slope; (e) rock outcrops; or (f) views. <p>AO7.7 Development retains or provides viable ecological corridors for wildlife movement.</p> <p>AO7.8 Where no riparian buffer is nominated through the Biodiversity, Waterways and Wetlands Overlay Map in Schedule 2, a vegetated buffer is provided no less than 10 metres wide, measured from the centreline of any stream .</p> <p>AO7.9 Ecologically important areas are formally protected for the long term through environmental covenant or transferal to public ownership or through gazettal of a nature reserve.</p>
<p>Climate Responsive Design</p> <p>PO8 The street design and lot orientation facilitates the construction of energy efficient buildings that respond to the local climate conditions by:</p> <ul style="list-style-type: none"> (a) maximising solar access to the north; (b) minimising solar access to the west; (c) proportioning lots and building envelopes to accommodate energy efficient building orientation; (d) maximising access to any prevailing summer breezes; and (e) minimising exposure to prevailing winter winds. 	<p>AO8.1 The lot design maximises the number of lots where the longest axis of the lot has a general east-west orientation.</p> <p>AO8.2 The street pattern maximises the number of streets running in a general north-south direction.</p> <p>AO8.3 For development within the Low density residential zone each lot contains a rectangular house site area where the long axis faces true north or is no more than 20 degrees off true north and has minimum dimensions of 10 metres x 15 metres.</p>
<p>Neighbourhood Design</p> <p>PO9 Development provides for a lot layout, land use and infrastructure configuration that:</p> <ul style="list-style-type: none"> (a) provides for an efficient land use pattern; (b) creates compact and walkable neighbourhoods that are well connected to centres, employment, education facilities, community services, open space and recreation facilities; (c) creates useable and interconnected movement and open space networks; 	<p>AO9.1 Lots are arranged to front streets and public open space.</p> <p>AO9.2 Development maximises opportunities for casual surveillance and avoids areas of concealment by ensuring pathways and public open space have defined edges and are visually exposed to roadways.</p> <p>AO9.3</p>



Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> (d) effectively connects and integrates the site with existing or planned development on adjoining sites; (e) provides for moderate and large size developments to have multiple access points; (f) promotes a sense of community identity and belonging; (g) promotes a variety of streetscapes; (h) provides for a high level of amenity, having regard to potential noise, dust, odour and lighting nuisance sources; (i) integrates prominent site features including landmarks, native vegetation and views into the design; (j) discourages crime or antisocial behaviour by facilitating casual surveillance of streets, paths and public open space; (k) avoids the sporadic or out-of- sequence creation of lots; and (l) protects and enhances ecologically important areas and provides for the clustering of lots into cleared areas. 	Neighbourhoods (including roads, pathways and open space) are designed with a high degree of legibility with public spaces and corridors easy to find and recognise.
Infrastructure PO10 Development accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site's setting and intended use.	No acceptable outcome provided
PO11 Roadway and pathway layout are predominantly rectilinear with a high degree of permeability. <i>Editor's Note— Further detail on traffic and the road network is addressed in Part 9.4.8 Transport Code</i>	No acceptable outcome provided

Infrastructure and services Table 9.5.1.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Growth management	
Infrastructure and services	
PO12 New lots are located, sized and configured so as to ensure each lot is capable of being serviced by appropriate levels of infrastructure including: <ul style="list-style-type: none"> (a) power supply; (b) telecommunications; and (c) where within Local Plan Areas (d) reticulated water supply; (e) reticulated sewerage; and (f) stormwater drainage. 	AO12.1 All lots are connected to power supply and telecommunications services and where located within the Urban boundaries, power supply and communications infrastructure are provided underground. AO12.2 If located in a water service area each new lot can be connected to Unitywater's water supply network. AO12.3 If located in a sewerage service area each new lot can be connected to Unitywater's sewerage network. AO12.4 If located in a Local plan area lots can be connected to Council's stormwater drainage network. AO12.5 If not in a sewerage service area each lot has sufficient area and other attributes to ensure efficient and effective on-site sewerage



Performance Outcomes	Acceptable Outcomes
	disposal.
PO13 Each lot is provided with safe and convenient vehicle access	AO13.1 Vehicular access for the development is consistent with the function and design of the road it takes access from. AO13.2 Development does not require new or changed access to a state-controlled road that is a limited access road unless in accordance with the limited access policy for the state-controlled road . AO13.3 Access easements are in appropriate locations for safe access and egress, and supply appropriate widths and levels of service for the number of vehicles that will utilise them as per the requirements of Council's Planning Scheme Policy PSP6 Engineering design standards – Roads, drainage and earthworks . <i>Editor's note- Reference should be made to the Queensland Government's Development Assessment Mapping System to confirm which are state-controlled roads or limited access roads.</i>

Movement Network Table 9.5.1.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Growth management	
Movement Network	
Traffic PO14 Traffic generated by the development is within the acceptable capacity of external roads and does not have an adverse impact upon the functioning of the road network. <i>Editor's Note— Further detail on traffic and the road network is addressed in Part 9.4.8 Transport Code</i>	No acceptable outcome provided
Roads and Pathways PO15 Development involving the creation of new roads and pathways ensures infrastructure— (a) provides convenient, safe and efficient movement for all modes of transport between land use activities; (b) prioritises pedestrian movement and bicycle use over vehicle movements; (c) facilitates efficient, safe and accessible bus services that connect to existing and future public passenger transport facilities; (d) provides through roads and minimises the use of culs-de-sac; (e) minimises the extent of earthworks required by being sympathetic to the terrain; (f) allows for unimpeded and practical access to each proposed lot; and (g) provides for mature street trees.	AO15.1 Where involving the construction of a new road, road planning and design supports the hierarchy and functional aspects identified in Council's Planning Scheme Policy PSP6 on Engineering design standards – Roads, drainage and earthworks . <i>Editor's Note— Further detail on road and pathway networks is provided in Part 9.4.7 Transport Code</i> AO15.2 The street layout is generally rectilinear in a grid-like pattern and does not rely on culs-de-sac, or where the use of a cul-de-sac is unavoidable because of the natural features of the site, it does not exceed a length of 200 metres. AO15.3 Pathways and pedestrian routes are planned to provide clear, safe connections between residential, open space, transit stops and retail areas, and are located along, or are visible from, streets or other public spaces.

Performance Outcomes	Acceptable Outcomes
	AO15.4 Sufficient space and soil depth is provided for the planting of street trees for shade, amenity and habitat purposes.
PO16 The subdivision layout is designed to facilitate pedestrian and cyclist linkages with adjoining sites in the immediate area.	AO16 If within 1 kilometre of the Pathways Network identified in the Local Government Infrastructure Plan located in Part 4, the subdivision design and layout includes pathways: (a) located in accordance with the Pathways Network identified in the Local Government Infrastructure Plan; or (b) linking to the Pathways Network identified in the Local Government Infrastructure Plan.
PO17 Development on land within activity centres with active frontages are provided with access from a rear lane or other access streets to reduce potential conflicts with pedestrians and cyclists.	No acceptable outcome provided

Open Space Network Table 9.5.1.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Growth management	
Open Space Network	
PO18 Development provides for parks, drainage reserves and open space infrastructure that:- (a) provides for a range of passive and active recreation settings, offering a range of informal and formal experiences to the community; (b) accommodates adequate facilities to meet the needs of the community and is designed to maximise use by the community it serves; (c) provides opportunities for all age groups and levels of mobility; (d) is well distributed and contributes to the legibility and character of the specific town, village or locality; (e) creates attractive settings and focal points for the community, designed as attractive and enjoyable, functional and safe places to meet and recreate; (f) benefits the amenity of adjoining land uses; (g) facilitates the retention and protection of ecologically important areas, wetlands, waterways, drainage lines and native habitat areas, their associated buffers, ecological linkages and other natural and cultural features; (h) incorporates appropriate measures for stormwater and flood management; (i) is cost effective to maintain; and (j) is dedicated as public land in the early stages of the subdivision.	AO18.1 Active parkland or open space which links to active parkland is provided in accordance with the Council's infrastructure network planning; OR AO18.2 Park contributions are paid in accordance with the applicable infrastructure instrument. AO18.3 Land intended for public open space complements existing adjacent and surrounding open space areas and physical linkages to these areas are provided. AO18.4 Open space is provided adjacent to waterways, with roads servicing the linear parkland and lots located on the opposite side of the road to the waterways. AO18.5 A park has direct road frontages of a minimum of 25% of the total allotment boundary of the park to provide physical access and visibility. AO18.6 Public open space has good connectivity for users via pedestrian and cycle paths. AO18.7 Landscaping is designed to create aesthetically pleasing open space areas and to suit the type, setting and purpose of the particular park.

Performance Outcomes	Acceptable Outcomes
	<p>AO18.8 Active parkland in all areas other than the Low impact industry zone and Medium impact industry zone will contain embellishment in accordance with the Local Government Infrastructure Plan in Part 4 such as:</p> <ul style="list-style-type: none"> (a) children's play facilities catering for various ages including a soft fall surface where required and a shade cover over play equipment; (b) seating; (c) picnic table/s with seats; and (d) landscaping. <p>Editor's Note— Further detail on Landscaping is addressed in Part 9.4.5 Landscaping Code</p>
<p>PO19 Land provided for active recreation areas is of a physical standard and condition suitable for the intended uses and is not subject to physical or other constraints including contamination, environmental or biophysical constraints or legislative protection that would encumber its use.</p>	<p>AO19.1 Active parkland is of a usable shape free of irregular boundaries.</p> <p>AO19.2 Active parkland is located on land that is exclusive of—</p> <ul style="list-style-type: none"> (a) flood inundation below the 20% AEP (1:5 year ARI level); (b) land affected by stormwater or overland flow discharge from adjacent allotments; (c) drainage reserves and detention basins, which cannot be shown to safely and effectively contribute to the network of parks and open space areas; (d) land with a slope, or subject to cut or fill with a batter slope, that exceeds a slope of 15%; (e) areas of land less than 15 metres wide, such as access and service and utility easements; (f) land required to serve primarily as a buffer area to any existing development or major transport corridor; and (g) power easements. <p>AO19.3 At least 10% of the total open space provision for active parkland is exclusive of flood inundation below the 1% AEP (1:100 year ARI level or the highest recorded flood level), whichever is the greatest.</p>

Small Residential Lots Table 9.5.1.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Growth management	
Small Residential Lots	
<p>PO20 Residential lots less than 600m²:</p> <ul style="list-style-type: none"> (a) occur only where they are consistent with the size of established adjacent lots; (b) are not less than 500m² in area; (c) are free of physical constraints or encumbrances that would restrict the siting of a house; 	<p>AO20 Within the Low Density Residential zone, new lots of less than 600m²:</p> <ul style="list-style-type: none"> (a) are no smaller than the size of established adjacent lots; (b) are free of easements; (c) are regular in shape with a width to depth ratio of approximately 1:2;

Performance Outcomes	Acceptable Outcomes
<p>(d) have area and dimensions that can accommodate an appropriate house site area without siting variations;</p> <p>(e) are distributed across a development to create diversity in lots; and</p> <p>(f) do not result in excessive driveways at intersections or corners.</p>	<p>(d) do not have a slope greater than 10%;</p> <p>(e) can accommodate a house and sufficient car parking without encroaching into boundary clearances or prescribed building setbacks;</p> <p>(f) allow for landscape and tree planting in deep soil zones to soften built form elements;</p> <p>(g) are not created by further dividing an existing rear (battle-axe) lot; and</p> <p>(h) are not located at the end of a T-intersection or at a bend in the road.</p>

Rear Lots **Table 9.5.1.3 Criteria for assessable development (part)**

Performance Outcomes	Acceptable Outcomes
Growth management	
Rear Lots	
<p>PO21 Rear (battle-axe) lots are created only where:-:</p> <p>(a) it would not be desirable nor practicable for the site to be reconfigured so that all lots have full frontage to a road;</p> <p>(b) located in the Low density residential zone, Rural residential zone or Rural zone;</p> <p>(c) development positively contributes to the character of the neighbourhood;</p> <p>(d) development provides a high standard of amenity for residents and other users of the rear lot and adjoining properties;</p> <p>(e) the lot is large enough to accommodate anticipated land uses including car parking and manoeuvring;</p> <p>(f) development is not detrimental to the use and amenity of adjoining lots through loss of privacy, sunlight or breezes once buildings are constructed;</p> <p>(g) vehicular access to rear lots will not have a detrimental impact on lots adjoining the access strip due to excessive noise, light, dust, stormwater runoff and the like;</p> <p>(h) access arrangements do not adversely affect the safety and efficiency of the road from which access is gained;</p> <p>(i) their creation does not prejudice the anticipated development of adjoining land.</p>	<p>AO21.1 The minimum area of the rear lot, exclusive of any access strip, complies with the lot reconfiguration outcomes in Table 9.5.1.4 Minimum lot size and dimensions providing that no rear access lot has a lot size less than 600m² exclusive of access strip.</p> <p>AO21.2 No more than 10% of lots within a subdivision are rear lots or lots accessed via an access strip.</p> <p>AO21.3 No more than two rear lots are located at the end of a cul-de-sac.</p> <p>AO21.4 No rear lot shares a common boundary with more than four other lots.</p> <p>AO21.5 No more than two rear lots or rear lot access strips directly adjoin each other.</p> <p>AO21.6 No existing lot with a primary street frontage of less than 12 metres is further divided unless safe access to the new lot is provided to a secondary street to which a frontage of at least 12 metres is provided.</p> <p>AO21.7 Where two rear lots adjoin each other, a single common driveway and reciprocal access easements are provided.</p> <p>AO21.8 No more than three lots gain access from the same access strip.</p> <p>AO21.9 Any lot with a road frontage has no more than one rear lot created to its rear and has a rear lot access strips located on no more than one side.</p>

Performance Outcomes	Acceptable Outcomes
	AO21.10 The gradient of the access strip does not exceed 10%.
	AO21.11 Access strips have a minimum width of 4.5 metres.

Rural lots of severed by a road Table 9.5.1.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Growth management	
Rural lots severed by a road	
PO22 In the Rural Zone , one lot may be divided into two lots less than 100 hectares in area where there is a compliance with the South East Queensland Regional Plan and each resultant lot is relatively free of physical constraints such that it can accommodate a dwelling house, effluent disposal, vehicular access and other improvements and land uses that are consistent with the purpose of the Rural Zone.	No acceptable outcome provided

Volumetric Subdivisions Table 9.5.1.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Growth management	
Volumetric Subdivisions	
PO23 Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and Local plan area in which the site is located.	No acceptable outcome provided

Stormwater Management Table 9.5.1.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Growth management	
Stormwater Management	
PO24 Development provides for the effective drainage of lots and roads in a manner that:- <ul style="list-style-type: none"> (a) maintains the natural flow regime; (b) effectively manages stormwater quality and quantity; and (c) ensures no adverse impacts on receiving waters and surrounding land. Editor's Note — Requirements for the design and construction of stormwater management infrastructure are addressed in Part 9.4.9 Water Quality and Drainage code	No acceptable outcome provided

Conflicting land uses Table 9.5.1.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
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Performance Outcomes	Acceptable Outcomes
Growth management	
Conflicting land uses	
PO25 New lots for residential development do not adjoin land located in the Medium impact industry zone or the Low impact industry zone.	No acceptable outcome provided

Rearrangement of Lot Boundaries Table 9.5.1.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Growth management	
Rearrangement of Lot Boundaries	
PO26 Development provides that the rearrangement of lot boundaries is an improvement on the existing situation.	AO26 The rearrangement of lot boundaries results is an improvement to the existing situation whereby the size and dimensions of proposed lots comply more fully with Table 9.5.1.4 Minimum lot size and dimensions . and at least one of the following is achieved: <ul style="list-style-type: none"> (a) the rearrangement of lots remedies an existing boundary encroachment by a building or structure; (b) the rearranged lots will be made more regular in shape; (c) access is provided to a lot that previously had no access or an unsuitable access; (d) the rearranged lots better meet the overall outcomes for the zone and the local plan area in which the site is situated; (e) the rearrangement of lots provides for a significant improvement in rural productivity; or (f) the rearrangement of lots results in a significant improvement in the protection of environmental values.
If involving a standard format lot with common property such as requiring a community management scheme under the Body Corporate and Community Management Act 1997	
PO27 Community title subdivision only occurs once construction of approved buildings on site is completed. Editor's Note —As a building is to be constructed prior to sealing of subdivision plans, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.	No acceptable outcome provided
PO28 Development provides internal access ways and driveways which: <ul style="list-style-type: none"> (a) are designed to clearly indicate the function of the access way; and (b) provide acceptable levels of access, functionality, safety, amenity and convenience for users, as well as catering for car parking facilities. 	No acceptable outcome provided
PO29 Community title subdivision for residential purposes only occurs— <ul style="list-style-type: none"> (a) where lots are located close to services and facilities; (b) in the Low density residential zone, Medium density 	No acceptable outcome provided

Performance Outcomes	Acceptable Outcomes
<p>residential zone, High density residential zone, Tourist accommodation zone or Centre zone;</p> <p>(c) where they are consistent with the character of the locality they are located in;</p> <p>(d) if appropriate house site areas and car parking needs can be accommodated;</p> <p>(e) where they are supplied with adequate infrastructure to meet the needs of users;</p> <p>(f) where they minimise adverse effects on the environment;</p> <p>(g) if they are of suitable shape and slope to minimise constraints to development; and</p> <p>(h) if they are sufficient areas to provide reasonable amenity for users.</p> <p>Editor's Note— For clarity, a community title subdivision for Accommodation activities is not required to comply with the minimum lot size, minimum width and dimensions outlined in Table 9.5.1.4.</p>	
<p>PO30</p> <p>Community title subdivisions intended for business uses:</p> <p>(a) only occur in a centre zone or industry zone; and</p> <p>(b) provide adequate areas on site for vehicular parking, private and communal open space, landscaping and site facilities to meet the needs of users.</p>	No acceptable outcome provided

Table 9.5.1.4 - Minimum Lot Size

Zone	Minimum Lot Size	Minimum Width and dimensions	Exceptions
Low density residential	600m ²	17 metres average width 4.5 minimum width at frontage	Hinterland Villages: (a) 1,000m ² if connected to sewerage reticulation; or (b) 2,000m ² otherwise If outside the designated urban boundary— no further subdivision.
Medium density residential	600m ²	17 metres width	Pomona: (a) 1,000m ² if connected to sewerage reticulation; or (b) 2,000m ² otherwise
High density residential	1,200m ²	25 metres width	
Tourist accommodation	1,200m ²	15 metres width	If on Noosa North Shore - 5.0 hectares unless an alternate lot size is approved by Council in conjunction with a development permit for a material change of use.
Rural residential	1.5 hectares	30 metre width	If in the Regional Landscape and Rural Production designation of the South East



Zone	Minimum Lot Size	Minimum Width and dimensions	Exceptions
			Queensland Regional Plan— no further subdivision. If within the Lake Macdonald Water Supply Buffer Area— no further subdivision.
Major centre	400m ²	15 metre width	Noosa Business Centre, Noosaville - 1000m ²
District centre	400m ²	15 metre width	
Local centre	400m ²	15 metre width	
Neighbourhood centre	400m ²	15 metre width	
Low impact industry	1,000m ²	20 metre width	
Medium impact industry	1,000m ²	20 metre width	
Recreation and open space	No minimum specified		
Environmental management and conservation	No further subdivision unless for the dedication of land to the State for conservation purposes		
Community facilities	No minimum specified		
Rural	100 hectares		
Innovation Zone	1,000m ²	20 metre width	

