



Part 8. Development codes

8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5, as either a requirement for Accepted development or an assessment benchmark for Assessable development.
- (2) The following are the use codes for the planning scheme:
 - (a) Extractive industry use code
 - (b) Homebased business use code;
 - (c) Telecommunications facility use code; and
 - (d) Workers accommodation use code.
- (3) The following are the other development codes for the planning scheme:
 - (a) Development works code;
 - (b) Landscape code; and
 - (c) Reconfiguring a lot code.

8.2 Use Codes

8.2.1 Extractive industry use code

This code applies to assessing a development application involving Material change of use for Extractive industry where the code is identified in the categories of development and assessment.

When using this code reference should be made to section 5.3 of the planning scheme.

8.2.1.1 Purpose

- (1) The purpose of the extractive industry code is to:
 - (a) facilitate the optimum use of extractive resources in the region limited to parts of the Rural zone;
 - (b) ensure extractive industry operations occur in a manner that minimises impacts on public safety, amenity, the natural environment, road traffic and the road network; and
 - (c) ensures rehabilitation occurs following extraction.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) extractive industry activities including haulage routes are separated from sensitive uses to mitigate:
 - (i) encroachment on extractive industry operations by sensitive uses; and
 - (ii) extractive industry operational impacts on sensitive uses including visual, light, vibration and air, noise and water quality impacts;
 - (b) extractive industry activities are designed and managed to mitigate as far as possible, impacts on the site and surrounding area's environmental values;
 - (c) extractive industry activities are designed and managed as far as possible to protect the visual amenity and landscape character of the surrounding area;
 - (d) conflict on the region's road network between public road users and haulage traffic is minimised through the use of specified haul routes by heavy vehicles;
 - (e) land disturbed by extractive industry activities is progressively rehabilitated to ensure the site is environmentally stable and capable of reuse.

8.2.1.2 Specific benchmarks for assessment

Table 8.2.1.2—Extractive industry use code – Performance outcomes and Acceptable outcomes

Performance Outcomes		Acceptable Outcomes	
For Assessable development			
Design and operation			
PO1	Extractive industry is located and operated to maintain public safety.		No acceptable outcome nominated.
PO2	Extractive industry is located and operated to minimise potential visual impacts on nearby areas and sensitive land uses.	AO2	Extractive industry activities are screened from view from public roads, public vantage points and sensitive land uses by (a) natural topographic features such as ridgelines; or (b) a minimum 30 metre wide landscaped native vegetation buffer
PO3	Extractive industry is located and operated to minimise potential air, noise, air and vibration impacts on nearby areas and sensitive land uses.	AO3.1	Noise and vibration impacts do not exceed acceptable levels contained within the <i>Environmental Protection (Noise) Policy 2008</i> , as amended.
		AO3.2	Air quality impacts including dust do not exceed acceptable levels contained within the <i>Environmental Protection (Air) Policy 2008</i> , as amended
		AO3.3	Blasting and crushing operations are limited to the hours of 9am to 5pm Monday to Friday
		AO3.4	Other extractive industry operations are limited to the hours of 6am to 6pm Monday to Saturday.
PO4	Extractive industry operations avoid or minimise impact on the visual and landscape character of hilltops and ridgelines.	AO4	Extractive industry operations areas are located a minimum of 50 metres from any hilltop or ridgeline (measured horizontally from the peak).
PO5	Extractive industry operations avoid or minimises impact on areas of ecological significance, ecological processes or biodiversity values external to the site		No acceptable outcome nominated.
Stormwater management			
PO6	Stormwater drainage systems are designed, constructed and maintained to: (a) prevent ponding in excavated areas; (b) minimise and control erosion;		No acceptable outcome nominated.

Performance Outcomes		Acceptable Outcomes	
	(c) prevent pollution of ground and surface water; and (d) provide opportunities to conserve and re-use water on site.		
Public safety and access			
PO7	Public safety is maintained by: (a) preventing public access into operations areas; and (b) informing the public of the presence and nature of operations.	AO7.1	Public entry is prevented through the provision of: (a) security fencing with a minimum height of 1.8 metres on the perimeter of the site; and (b) security gates a minimum height of 1.8 metres at all access points.
		AO7.2	Signs that inform of operations and safety hazards, are installed on: (a) any public road adjoining the site; and (b) gates/fencing surrounding the site.
Haulage			
PO8	Extractive industry activities are located to ensure: (a) the safe and efficient operation of vehicles transporting extractive materials; and (b) extractive industry haulage vehicles access the site on designated haulage routes. Editor's note—Designated haulage routes are identified as a Road Train Type 2 network.		No acceptable outcome nominated.
Rehabilitation			
PO9	Progressive and staged rehabilitation of completed extraction sites must be undertaken that incorporates: (a) decontamination of both soil and water; (b) land profiling to establish useable and stable landforms and soil profiles; (c) revegetation with native plant species; and (d) monitoring and maintenance of works and rehabilitation sites		No acceptable outcome nominated.
PO10	Rehabilitation ensures created water bodies will be useable by the establishment of suitable water quality, hydraulic and bed and bank conditions	AO10	Created water bodies: (a) have a depth and bed and bank profile suitable to establish and sustain aquatic vegetation;



Performance Outcomes		Acceptable Outcomes	
			<p>(b) establish water quality suitable to establish and sustain aquatic vegetation and animal; and</p> <p>(c) are revegetated and stocked to establish native aquatic vegetation and fauna communities and riparian vegetation.</p>



8.2.2 Home-based business use code

This code applies to assessing a development application involving Material change of use for Home-based business where the code is identified in the categories of development and assessment.

When using this code reference should be made to section 5.3 of the planning scheme.

8.2.2.1 Purpose

- (1) The purpose of the code is to facilitate Home-based business, which is subordinate to a dwelling house or unit, in a manner that maintains residential amenity and does not undermine the role and function of the Towns.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The intensity and scale of a Home-based business low impact;
 - (b) A Home-based business does not compromise the viability of business and employment areas in the Towns;
 - (c) A Home-based business does not adversely impact on the amenity of the adjoining premises;
 - (d) A Home-based business maintains the character of townships, rural residential and rural areas.

8.2.2.2 Specific benchmarks for assessment

Table 8.2.2.2—Home-based business Code – Performance outcomes and Acceptable outcomes

Performance outcomes		Acceptable outcomes	
Requirements for Accepted development and development		Assessment benchmarks for Assessable development	
Intensity and scale			
PO1	Development is of a scale and intensity that is: (a) secondary in size and function to the primary use of the land as a permanent residence. (b) similar to surrounding land uses and dwellings; (c) consistent with the prevailing character of the area.	AO1.1	Other than a bed and breakfast accommodation, the Home-based business is conducted: (a) on, in, under or within the curtilage of the dwelling or another enclosed structure such as a shed or a garage on the same site as the Dwelling house; or (b) within a Dual occupancy; (c) within a Multiple dwelling;
		AO1.2	Other than a bed and breakfast, the Home-based business has a maximum gross floor area of: (a) 50m ² in the Emerging community zone, Rural residential zone and Township zone; or (b) 150m ² in the Rural zone.

Performance outcomes		Acceptable outcomes	
		AO1.3	<p>For a Home-based business operating as a bed and breakfast accommodation, the bed and breakfast is conducted within the principal Dwelling house on the site, where:</p> <ul style="list-style-type: none"> (a) at least 1 bedroom within the Dwelling house is excluded from the use by paying guests; and (b) The maximum number of bedrooms used to accommodate guests is: <ul style="list-style-type: none"> (i) 3 bedrooms (maximum of 6 paying guests) where located in a zone other than the Rural zone; or (ii) Where located in the Rural zone 6 bedrooms (maximum of 12 paying guests); (c) A maximum continuous stay for all guests is not more than 4 weeks;
		AO1.4	<p>For a Home-based business other than a bed and breakfast accommodation, where in association with a dwelling house:</p> <ul style="list-style-type: none"> (a) has a maximum of 2 employees involving at least one resident of the dwelling used for the Home-based business and no more than one non-resident employee; and (b) no more than 2 customers or clients present at any one time and no more than 12 customers or clients are present in any one day.
		AO1.5	<p>For a Home-based business other than a bed and breakfast accommodation, where in association with a dual occupancy or multiple dwelling:</p> <ul style="list-style-type: none"> (a) a maximum of one employee and no non-resident employee on site; and (b) no more than 2 customers or clients present at any one time and no more than 6 customers or clients are present in any one day.
PO2	The number of non-resident children on-site at any given time does not negatively affect existing levels of amenity.	AO2	<p>A Home-based business where for child care does not:</p> <ul style="list-style-type: none"> (a) exceed 6 non-resident children on-site at any given time, where

Performance outcomes		Acceptable outcomes	
			<p>in association with a dwelling house; or</p> <p>(b) exceed 4 non-resident children on-site at any given time, where in association with a dual occupancy or multiple dwelling.</p>
Amenity			
P03	A Home-based business does not adversely impact the amenity of the surrounding area.	AO3	A Home-based business does not involve storage or display of goods, equipment or waste visible from the street frontage/s.
P04	Development has hours of operation that are in keeping with the reasonable expectations of surrounding residents.	AO4	<p>Where not involving bed and breakfast accommodation, hours of operation are limited to:</p> <p>(a) 7am to 7pm Monday to Friday; and</p> <p>(b) 9am to 4pm on Saturday, Sunday and public holidays.</p>
P05	A Home-based business use does not generate traffic which impacts upon surrounding sensitive uses.	AO5.1	<p>Vehicle movements associated with a Home-based business are limited to:</p> <p>(a) 12 vehicle trips per day; and</p> <p>(b) 1 delivery vehicle trip per week not exceeding 4.5 tonnes Gross Vehicle Mass (GVM).</p> <p>Editor's note – a 'vehicle trip' includes the vehicle movement to and from the premises.</p>
		AO5.2	Loading and unloading is carried out on-site.
		AO5.3	<p>A Home-based business has:</p> <p>(a) where in association with a dwelling house, a maximum of two business related vehicles on-site at any one time; or</p> <p>(b) where in association with a dual occupancy or multiple dwelling, one business related vehicle.</p>
P06	A Home-based business integrates effectively with adjacent land uses and provides subtle, identifiable signage which does not detract from the visual amenity of the surrounding area.	AO6.1	A Home-based business provides no more than one sign with a maximum sign face area of 0.5m ² in the form of a wall sign or fence sign, on or within the property boundary.
		AO6.2	The sign is not illuminated.
P07	A Home-based business does not compromise the safety of the neighbourhood and its residents.	AO7.1	Development does not store or use flammable and combustible liquids on site for the conduct of the Home-based business in amounts greater than what is permitted for a residential dwelling under AS 1940-2004 <i>The storage and</i>

Performance outcomes		Acceptable outcomes	
			<i>handling of flammable and combustible liquids</i>
PO8	Development generates no greater load on the sewerage network servicing the site than would reasonably be expected from a residential use on the site.	AO8.1	Development does not produce solid or liquid wastes of a type or volume that require separate approval to discharge, treat, transport, manage or contain.
		AO8.2	Development does not produce solid or liquid wastes that require specialised treatment, containment or transport.

8.2.3 Telecommunications facility use code

This code applies to assessing a development where the code is identified in the categories of development and assessment.

When using this code reference should be made to section 5.3 of the planning scheme.

Editor's note—Low impact telecommunications facilities are not regulated by the planning scheme. The *Telecommunications (Low Impact Facilities) Determination 1997* provides a full list of low impact facilities. Low impact facilities remain the responsibility of the Commonwealth.

8.2.3.1 Purpose

- (1) The purpose of the telecommunications facilities use code is to ensure that telecommunication facilities are located, designed and managed to minimise impacts on the amenity of adjoining premises.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development does not unreasonably impact on the amenity of adjoining premises and the zone;
 - (b) development facilitates co-location of infrastructure wherever possible; and
 - (c) development does not unreasonably impact on the character and streetscape of the locality.

8.2.3.2 Specific benchmarks for assessment

Table 8.2.3.2—Performance outcomes and acceptable outcomes

Performance outcomes		Acceptable outcomes	
Requirements for Accepted development and Assessment benchmarks for Assessable development			
Design			
PO1	Development minimises visual amenity impacts on surrounding land uses.	AO1	Development has the following minimum boundary setbacks: (a) 10 metres, where the height of the structure is less than 20 metres; (b) 15 metres, where the height of the structure is between 20 metres and 30 metres; (c) 20 metres, where the height of the structure is greater than 30 metres; and (d) 50 metres from a residential premises
Noise			
PO2	Development does not generate noise which causes nuisance; or exceeds ambient noise levels	AO2.1	Development ensures that noise levels measured as the adjusted maximum sound pressure level $L_{max, adj.T}$ at a noise sensitive place do not exceed:

Performance outcomes		Acceptable outcomes	
			(a) background noise level plus 5dB(A) between the hours of 7am and 10pm; (b) background noise level plus 3dB(A) between the hours of 10pm and 7am; and
		AO2.2	Development ensures that noise levels measured as the adjusted maximum sound pressure level $L_{max, adj.T}$ at a business place do not exceed: (a) background noise level plus 10dB(A) between the hours of 7am and 10pm; and (b) background noise level plus 8dB(A) between the hours of 10pm and 7am.
Screening and landscaping			
PO3	Any building associated with a telecommunications facility is screened: (a) from view from any adjoining use and street; and (b) by vegetation.	AO3.1	Development provides a vegetation buffer with a minimum width of 2 metres along all site boundaries.
		AO3.2	All vegetation buffers must: (a) be semi-mature vegetation upon planting; and (b) grow to a minimum height of 2 metres within 3 years of being planted.
Security			
PO4	Fencing prevents unauthorised access to telecommunications facilities.	AO4	A fence with a minimum height of 2 metres is provided around all buildings and structures.
Co-location			
PO5	Development is designed to facilitate colocation of telecommunication facilities.	AO5	Development: (a) ensures the design facilitates co-masting or co-siting with other carriers; or (b) involves co-location with an existing telecommunications facility.

8.2.4 Workforce accommodation use code

This code applies to assessing a development application involving Material change of use for Workforce accommodation where the code is identified in the categories of development and assessment.

When using this code reference should be made to section 5.3 of the planning scheme.

8.2.4.1 Purpose

- (1) The purpose of the code is to ensure that Workforce accommodation is appropriately located, well serviced and designed, and operated in a manner that will not detract from existing uses.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Workforce accommodation is appropriately located to protect the amenity of the locality, and to support the economic development of the towns and Barcaldine region;
 - (b) Workforce accommodation is provided in response to a legitimate and demonstrated need and is supported where:
 - (i) occupying an existing lawfully established accommodation building, and used in a manner that is consistent with the built scale, intended operation and amenity level of the premises (for example, the use must not result in overcrowding of dwellings, or access and parking issues); or
 - (ii) as a standalone or purpose-built facility, located in or close to an existing township, providing a high-quality built form that is compatible with the prevailing scale and character of surrounding development, is designed and operated to deliver a high level of health, safety and comfort to occupants and maintains the amenity of nearby uses;
 - (c) Workforce accommodation is adaptable to changing circumstances over time where the development is capable of:
 - (i) being scaled down in an orderly manner;
 - (ii) continuing in use under different ownership and/or management practices;
 - (iii) being adapted to an alternative appropriate use; and/or
 - (iv) site rehabilitation to restore the site to its pre-development state at the end of its operational life.
 - (d) Workforce accommodation is serviced by adequate infrastructure for the use including water supply, waste water disposal, stormwater control, telecommunications and electricity;
 - (e) Workforce accommodation does not detract from, or restrict the operation of, existing uses; and
 - (f) Workforce accommodation is appropriately screened and landscaped.

8.2.4.2 Specific benchmarks for assessment

Table 8.2.4.2—Workforce accommodation code – Performance outcomes and Acceptable outcomes

Performance Outcomes		Acceptable Outcomes	
Requirements for Accepted development and Assessment benchmarks for Assessable development			
Location and site suitability			
PO1	Workforce accommodation occurs in response to a legitimate and demonstrated need.		No acceptable outcome nominated.
PO2	The Workforce accommodation is located in a township or emerging community area to provide convenient access to goods, services and facilities that supports the local economy and leads to long-term development of appropriate infrastructure in the Barcaldine region.		No acceptable outcome nominated.
PO3	Workforce accommodation is only established in the Rural zone where it is directly related to rural activities or natural resource related activity on the same lot or an adjacent site.	AO3	For Workforce accommodation associated with a natural resource related activity in the Rural zone, the use: (a) is limited to the construction phase of the project; and (b) does not extend to provide for the operational phase of the project.
PO4	The layout of Workforce accommodation buildings does not substantially detract from the character of the area through overdevelopment of the site.		No acceptable outcome nominated.
PO5	Development is compatible with the scale and nature of existing or planned development in the immediate locality.		No acceptable outcome nominated.
PO6	Development avoids sites that adjoin incompatible uses, where impacts (from noise, light or other emissions both on and from the development) cannot be mitigated to acceptable levels.		No acceptable outcome nominated.
PO7	In a township or emerging community areas, connections are provided from the development to existing or proposed facilities, services and movement networks to encourage use of these facilities and movement and interaction between the development and its locality.	AO7.1	Internal roads, open spaces, pedestrian and cycle routes within the development are aligned with and physically connected to existing or planned roads, open spaces, pedestrian and cycle routes adjoining the site.
		AO7.2	Non-residential on-site services and facilities (e.g. kiosk, convenience store, recreation, social activities and personal

Performance Outcomes		Acceptable Outcomes	
			services) are located at the edge of the site and adjacent to or opposite any other existing or planned development of a similar type
Infrastructure			
PO8	Development is provided with infrastructure services of an appropriate type and standard.	AO8.1	The development is connected to the following infrastructure: (a) reticulated water supply or on-site potable water supply; (b) reticulated sewerage or on-site effluent and wastewater disposal system; (c) stormwater drainage; (d) electricity supply; (e) telecommunications services.
		AO8.2	Development is provided with a refuse collection and disposal service which disposes of refuse at a lawful waste disposal facility or site.
PO9	Access points to the development are located to limit traffic conflict and designed to operate efficiently and safely taking into account: (a) the amount and type of vehicular traffic to be generated by the development; (b) existing road and traffic conditions; (c) the capacity of the adjacent road network; (d) available sight distances; and (e) the nature and extent of planned road or intersection improvements.		No acceptable outcome nominated.
Built form			
PO10	Development is designed to take maximum advantage of natural site conditions to minimise the effect on occupants of climatic extremes and to moderate energy demands.		No acceptable outcome nominated.
PO11	Development contributes positively to streetscapes in towns and the view from the road in rural areas.		No acceptable outcome nominated.
PO12	Accommodation buildings are designed, constructed and equipped to provide a satisfactory standard of comfort, health and amenity for occupants.	AO12.1	Each accommodation unit is provided with: (a) an ensuite bathroom (including hot and cold shower, toilet and vanity) with a closable door;

Performance Outcomes		Acceptable Outcomes	
			(b) window tinting, blinds or other 'black out' devices to all windows; (c) weather protection at entrances/thresholds.
		AO12.2	Opposing accommodation unit entrances are separated to accommodate: (a) a 1.2 metre wide concrete pathway; (b) landscaping strips at least three (3) metres wide; and (c) front entry deck thresholds.
		AO12.3	Rear walls of adjacent buildings are separated by at least 1.5 metres to accommodate building services and access thereto.
		AO12.4	Adequate laundry facilities for washing and drying of clothes are provided for the use of occupants.
		AO12.5	Accommodation units are air conditioned and fitted with dust filters.
		AO12.6	Buildings are orientated to appropriately manage solar access while also considering prevailing breezes.
PO13	The design and layout of development provides a balance between convenience, seclusion of accommodation areas and personal safety.	AO13.1	Buildings and spaces used for active purposes (e.g. dining, recreation and laundry facilities) are conveniently located for access from accommodation units while being adequately separated, screened or buffered to minimise noise and light intrusion.
		AO13.2	Administration and reception areas are located near the site entrance/exit.
		AO13.3	Landscaping incorporates: (a) deep planting for shade and visual amenity; (b) planting and screening to soften and screen vehicle parking, external storage areas, bin compounds and other service areas and structures; (c) rubbish bins; (d) directional signage and lighting to assist movement around the site.
PO14	The design and layout of buildings, movement systems, landscaping and open space incorporates Crime Prevention Through Environmental Design (CPTED) principles.		No acceptable outcome nominated.

Performance Outcomes		Acceptable Outcomes	
PO15	Development incorporates adequate provision for fire safety and emergency, including: (a) access for firefighting and ambulance vehicles, personnel and equipment; and (b) a lake, dam, water tank or swimming pool containing sufficient water supply for firefighting purposes.		No acceptable outcome nominated.
PO16	Recreational facilities and open space are provided to meet the local level needs of occupants.	AO16.1	Open space equivalent to 10% of the area of the site or 5m ² per occupant (whichever is the greater) is provided.
		AO16.2	Open space is provided in consolidated areas serving groups of accommodation units at the rate of one area for every 100 units.
		AO16.3	Open space and recreation facilities include a range of both passive and active facilities such as sheltered seating, barbeque facilities, gymnasiums, swimming pools, court sports (e.g. basketball, tennis, volleyball) and children's play equipment (where relevant to the profile of occupants and visitors).
		AO16.4	Open space and recreation facilities are located close to or readily accessible from on-site convenience or food retail facilities.
Adaptable use or decommissioning			
PO17	Workforce accommodation is able to be repurposed or the site decommissioned and rehabilitated when the use is discontinued, so that the site is substantially restored to its pre-development state.	AO17.1	Buildings, infrastructure servicing, parking and site facilities are compatible with identified reuse options.
		AO17.2	The site is rehabilitated such that: (a) it is suitable for other uses compatible with the locality and the site's designations in the planning scheme; and (b) the visual amenity of the site is restored; and (c) the sustainable ecological functioning of the site is maintained or improved; and (d) any agricultural function is restored; and (e) redundant built infrastructure associated with workforce accommodation is removed from the site.

8.3 Development Codes

8.3.1 Development works code

8.3.1.1 Application

This code applies to development requiring assessment against the Development Works Code as identified in the categories of development and assessment.

When using this code reference should be made to section 5.3 of the planning scheme.

8.3.1.2 Purpose

- (1) The purpose of the Development works code is to ensure that development in the Barcardine region provides services to a standard which is efficient, effective and reflects community expectations, enhances the lifestyle of the community, and minimises impacts on neighbours, the streetscape and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is adequately serviced by utility and access infrastructure including roads, water, waste water, power, telecommunications, stormwater management and waste management;
 - (b) the integrity and efficiency of utility and access infrastructure systems is maintained;
 - (c) the function, safety and efficiency of the transport network is optimised;
 - (d) development provides adequate on-site vehicular access and adequate parking and servicing facilities for vehicles and parking facilities for bicycles;
 - (e) access, parking, servicing and associated manoeuvring areas are designed to be safe, functional and meet the reasonable demands generated by the development;
 - (f) Operational work involving excavating and filling land is designed and undertaken so as to ensure:
 - (i) site disturbance is minimised;
 - (ii) water and sediment runoff is controlled; and
 - (iii) once work is complete, the site is rehabilitated to a safe stable area that does not cause further erosion and safety issues.
 - (g) Levees are constructed in accordance with the applicable State Code;

Editor's note—For requirements for accepted development for category 1 levees, refer to the '[Self-assessable code for the construction or modification of levees](#)' made by the chief executive of the *Water Act 2000* and published by the Queensland Government Department of Regional Development, Manufacturing and Water. In relation to the construction or modification of category 2 and 3 levees, refer to the *Water Regulation 2016*, which includes at Schedule 10, Code for assessment and development for construction or modification of particular levees. This code should be read together with the '[Guidelines for the construction or modification of category 2 and 3 levees](#)' published by the Department of Natural Resources, Mines and Energy. For more information regarding the regulation of levees, visit: <https://www.business.qld.gov.au/industries/mining-energy-water/water/authorisations/constructing-modifying-levee-banks>

- (h) biodiversity values and ecological connectivity are protected, maintained and enhanced;
- (i) infrastructure and works protect public health and safety.

8.3.1.3 Specific Benchmarks for assessment

Table 8.3.1.3a—Performance outcomes and Acceptable outcomes

Performance outcomes		Acceptable outcomes	
Requirements for Accepted development and Assessment benchmarks for Assessable development			
Utility infrastructure and services			
PO1	<p>Development provides for infrastructure, services and utilities that are planned, designed and constructed in a manner which:</p> <ul style="list-style-type: none">(a) ensures appropriate capacity to meet the current and planned future needs of the development;(b) is integrated with and efficiently extends existing networks;(c) minimises risk to life and property;(d) avoids ecologically important areas;(e) minimises risk of environmental harm;(f) achieves acceptable maintenance, renewal and adaption costs;(g) can be easily and efficiently maintained;(h) minimises potable water demand and wastewater production;(i) ensures the ongoing construction or operation of the development is not disrupted;(j) where staged, each stage is fully serviced before a new stage is released; and(k) Ensures adequate clearance zones are maintained between utilities and dwellings to protect residential amenity and health.		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
Water supply			
PO2	Development is provided with a supply of potable and general use water that has adequate capacity for consumption, landscaping and firefighting.	AO2.1	Where within a water supply area, reticulated water supply is provided in accordance with PSP1 – Development works planning scheme policy . OR
		AO2.2	Where not within a water supply area, the development is provided with on-site water supply in accordance with PSP1 – Development works planning scheme policy .
		AO2.3	Water supply systems and reticulated connections are designed and constructed in accordance PSP1 – Development works planning scheme policy .
Wastewater / sewerage			
PO3	Development is serviced by appropriate waste water disposal infrastructure which ensures: (a) no adverse ecological impacts on the receiving environment; (b) cumulative impacts of onsite waste water treatment are considered in assessing the likely environmental impacts; (c) public health is maintained; (d) the location, site area, soil type and topography are suitable for on any site waste water treatment; and (e) the reuse of waste water does not contaminate any surface water or ground water.	AO3.1	Where located within a wastewater supply area, development is connected to sewerage infrastructure in accordance with PSP1 – Development works planning scheme policy .
		AO3.2	Where on a site unable to be connected to reticulated sewer, on-site effluent disposal complies with PSP1 – Development works planning scheme policy .
		AO3.3	Wastewater systems and reticulation connections are designed and constructed in accordance with PSP1 – Development works planning scheme policy .

Performance outcomes		Acceptable outcomes	
Stormwater			
PO4	Development is provided with stormwater infrastructure that: (a) meets the level of generated demand; (b) does not interfere with the natural flow of surface water; (c) does not cause health or safety risks to the occupants of the development; and (d) does not damage adjoining land or buildings.	AO4.1	Development is designed and constructed in accordance with PSP1 – Development works planning scheme policy
		AO4.2	Development includes a site-based stormwater management plan prepared in accordance with PSP1 – Development works planning scheme policy
PO5	Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values of receiving waters arising from: (a) altered stormwater quality and hydrology; (b) waste water (other than contaminated stormwater and sewage); (c) the creation or expansion of non-tidal artificial waterways; and (d) the release and mobilisation of nutrients and sediments.		No acceptable outcome nominated.
Electricity and telecommunications			
PO6	Premises are connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO6	The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority
PO7	Premises are connected to an electricity supply approved by the relevant authority.	AO7	The development is connected to electricity infrastructure in accordance with the standards of the relevant regulatory authority
Earthworks			
PO8	Adverse impacts of operations are minimised including impacts from: (a) noise;		No acceptable outcome nominated. Editor's note—A construction management plan may be required where there are reasonable concerns

Performance outcomes		Acceptable outcomes	
	(b) dust; (c) silt; (d) lighting; or (e) other noxious emissions		regarding the potential for impacts on amenity for nearby uses.
PO9	Changes to adjoining land and natural features, including surface and groundwater, are minimised and do not adversely impact adjoining properties or the locality.	AO9	Excavation or filling on all land (except dams on rural zoned land for rural purposes): <ul style="list-style-type: none"> (a) does not exceed 1 metre deep or 1 metre high (except for excavation for building works); (b) ensures the fill or excavation line is not closer than 10 metres from an adjoining property boundary; (c) is enclosed by a childproof fence if excavation is for a water retaining structure; (d) ensures no ponding develops on adjacent land at any time; (e) restores all surfaces exposed or damaged by the operations immediately on conclusion of the works to their original standard; and (f) ensures works are a minimum 100 metres from wetlands and 200 metres from rivers, creeks and streams.
PO10	Operational work or the construction activities for the development avoid or minimise adverse impacts on stormwater quality.	AO10.1	Development occurs in accordance with an erosion and sediment control plan (ESCP) prepared by a suitably qualified person in accordance with PSP1 – Development works planning scheme policy .
		AO10.2	Construction activity achieves compliance with the applicable stormwater management design objectives in Table 8.3.1.3b , Table 8.3.1.3c and Table 8.3.1.3d .

Performance outcomes		Acceptable outcomes	
Parking and access			
PO11	Development includes the provision of adequate and convenient car parking onsite to satisfy the anticipated requirements of the activity.	AO11	Car parking is provided in accordance with PSP1 – Development works planning scheme policy .
PO12	Car parking and service areas are designed and constructed to: (a) be clearly defined, marked and signed; (b) be easily accessible; (c) minimise large unbroken areas of hardstand to the extent practicable; (d) be safe for vehicles, pedestrians and cyclists; (e) provide shading; and (f) minimise any adverse impacts on the amenity of surrounding land.	AO12	Car parking and service areas are designed and constructed in accordance with PSP1 – Development works planning scheme policy . Note—the Landscape code sets out requirements for shade trees in parking areas and the design and construction of landscaping works in car parking areas.
PO13	Parking and access is provided for people with disabilities.	AO13	Car parking areas are designed and constructed in accordance with PSP1 – Development works planning scheme policy .
PO14	Where the nature of the proposed development creates a demand, set-down and pick-up facilities are provided for bus, taxis or private vehicle which: (a) meet an identified demand; (b) provide convenient connections to the development, pedestrian pathways and the street; (c) provide safe passage with clear sight lines; and (d) do not dominate the streetscape.	AO14	Set-down and pick-up areas are designed and constructed in accordance with PSP1 – Development works planning scheme policy .

Performance outcomes		Acceptable outcomes	
PO15	Pavement is constructed to an appropriate standard.	AO15	All road car parking and service area pavements are designed in accordance with PSP1 – Development works planning scheme policy .
PO16	Development provides on-site loading, unloading, manoeuvring and access for service vehicles that: <ul style="list-style-type: none"> (a) is adequate to meet the demands generated by the development; (b) is able to accommodate the design service vehicle requirements; and (c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience both within the site and external to the site. 	AO16	On-site loading areas are designed and constructed in accordance with PSP1 – Development works planning scheme policy .
PO17	Refuse collection vehicles are able to safely access on-site refuse collection facilities.	AO17	Refuse collection areas are designed and constructed in accordance with PSP1 – Development works planning scheme policy .
PO18	Access is provided to: <ul style="list-style-type: none"> (a) meet the volume, frequency and vehicle type needs of the development; (b) provide safe, efficient and convenient access to the site; (c) integrate with the road network; (d) withstand vehicle loading; (e) integrate with the streetscape character and prevent interrupting continuous building facades; and (f) mitigate impacts on surrounding development. 	AO18	Access is provided in accordance with PSP1 – Development works planning scheme policy .

Performance outcomes		Acceptable outcomes	
PO19	Construction of a driveway does not damage or interfere with the location, function of or access to any utility infrastructure	AO19	Access is provided in accordance with PSP1 – Development works planning scheme policy .
PO20	Provision is made for safe and convenient movement of pedestrians and cyclists onsite and external to the site, having regard to desire lines, legibility, safety, shading and other weather protection and equitable access arrangements.	AO20	Pedestrian and cycle paths are located, designed and constructed in accordance with PSP1 – Development works planning scheme policy .
Road design			
PO21	Roads providing access to the site are provided, constructed and maintained to a standard which is adequate for the traffic type and volume likely to be generated by the activities on site.	AO21	Roadworks are provided in accordance with PSP1 – Development works planning scheme policy .
PO22	Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement	AO22	Street lighting and signage comply with the requirements of the PSP1 – Development works planning scheme policy .
PO23	Footpaths in the road reserve are provided along all road frontages and are paved in durable and stable materials matching any adjacent development footpaths.	AO23	Footpaths are: <ul style="list-style-type: none"> (a) provided for the full width and length of all road frontages; (b) designed and constructed in accordance with the requirements of the PSP1 – Development works planning scheme policy; and (c) certified by a Registered Professional Engineer of Queensland.
Acoustic and air quality			
PO24	Utility services and service structures attached to buildings, do not adversely impact on the acoustic or visual amenity of the surrounding area and are: <ul style="list-style-type: none"> (a) located as far from sensitive land uses, road frontage 	AO24.1	Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> , as amended. Editor's note—To achieve compliance, development is planned, designed and managed to ensure emissions from activities to achieve the appropriate acoustic objectives (measured at the receptor dB(A)).

Performance outcomes		Acceptable outcomes	
	<p>boundaries and public open spaces as practical;</p> <p>(b) acoustically shielded and visually screened so as not to be audible or visible from adjoining and nearby sites, public open spaces and roads.</p>	AO24.2	Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i> , as amended.
Landslide hazards			
PO25	<p>Development:</p> <p>(a) avoids areas that are subject to landslide hazard; or</p> <p>(b) mitigates the risks to people and property to a tolerable level.</p>		No acceptable outcome nominated.
Environmental significance			
PO26	<p>Development on land containing a Matter of State Environmental Significance (MSES), including as identified on SPP mapping – Environment and Heritage (Biodiversity) or within an MSES watercourse buffer area, maintains or enhances the environmental values through minimising potential impacts on these values.</p> <p>Note—A site investigation may be required to establish the values of the land.</p>		No acceptable outcomes nominated.

Table 8.3.1.3b—Construction Phase Stormwater Quality Objectives

Issue	Desired Outcomes
Drainage control	<ol style="list-style-type: none"> 1. Manage stormwater flows around or through areas of exposed soil to avoid contamination. 2. Manage sheet flows in order to avoid or minimise the generation of rill or gully erosion. 3. Provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for temporary drainage works (Table 8.3.1.3c). 4. Provide emergency spillways for sediment basins to achieve the construction phase stormwater management design objectives for emergency spillways on temporary sediment basins (Table 8.3.1.3d).
Erosion control	<ol style="list-style-type: none"> 1. Stage clearing and construction works to minimise the area of exposed soil at any one time. 2. Effectively cover or stabilise exposed soils prior to predicted rainfall. 3. Prior to completion of works for the development, and prior to removal of sediment controls, all site surfaces must be effectively stabilised using methods which will achieve effective short-term stabilisation. <p>Note – An effectively stabilised surface is defined as one that does not, or is not likely to, result in visible evidence of soil loss caused by sheet, rill or gully erosion or lead to sedimentation water contamination.</p>
Sediment control	<ol style="list-style-type: none"> 1. Direct runoff from exposed site soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk. 2. All exposed areas greater than 2500m² must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range (6.5–8.5).
Litter, hydrocarbons and other contaminants	<ol style="list-style-type: none"> 1. Remove gross pollutants and litter. 2. Avoid the release of oil or visible sheen to released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	<ol style="list-style-type: none"> 1. Where measures are required to meet post-construction waterway stability objectives, these are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction. 2. Earthworks and the implementation of erosion and sediment controls are undertaken in ways which ensure flooding characteristics (including stormwater quantity characteristics) external to the development site are not worsened during construction for all events up to and including the 1 in 100 year ARI (1% AEP).

Table 8.3.1.3c—Construction Phase Stormwater Quality Objectives (Temporary Drainage Works)

Temporary Drainage Works	Anticipated operation design life and minimum design storm event		
	< 12 months	12–24 months	> 24 months
Drainage structure	1 in 2 year ARI / 39% AEP	1 in 5 year ARI / 18% AEP	1 in 10 year ARI / 10% AEP
Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure	1 in 10 year ARI/10% AEP		
Culvert crossing	1 in 1 year ARI / 63% AEP		

Table 8.3.1.3d—Construction Phase Stormwater Quality Objectives (Emergency Spillways on Temporary Sediment Basins)

Temporary Drainage Works	Anticipated operation design life and minimum design storm event		
	< 3 months	3–12 months	> 12 months
Emergency spillways on temporary sediment basins	1 in 10 year ARI / 10% AEP	1 in 20 year ARI / 5% AEP	1 in 50 year ARI / 2% AEP

Note – Refer to IECA 2008 Best Practice Erosion and Sediment Control (as amended) for details on the application of the Construction Phase requirements. Advice should be obtained from a suitably qualified person.

8.3.2 Landscape Code

8.3.2.1 Application

This code applies to development requiring assessment against the Landscape Code as identified in the categories of development and assessment.

When using this code reference should be made to section 5.3 of the planning scheme.

8.3.2.2 Purpose

- (1) The purpose of the Landscape code is to ensure landscaping in both the private and public domains is designed and constructed to a high standard, provides a strong contribution to the Barcaldine outback identity, provides amenity appropriate to physical location and social values, and is responsive to the local character, site and climatic conditions and suits the long-term needs of the community.
- (2) The purpose of the code will be achieved by the following overall outcomes:
 - (a) a high-quality streetscape and on-site landscape enhance the character of all Towns in the Barcaldine region;
 - (b) landscape design is used to integrate the natural and built form elements of the towns, sites and the locality;
 - (c) landscape elements create a legible and attractive street frontage, and enhance the continuity of the streetscape;
 - (d) screening is used to soften built form, mitigate adverse aesthetic impacts and provide privacy and character;
 - (e) plant species and landscaping materials are suited to the locality and the outback climate;
 - (f) plant species, landscape materials and surface treatments are suited to their intended function and user requirements;
 - (g) plant species, landscaping materials and surface treatments are designed to remain attractive, fit for purpose and be cost effective to maintain over the long-term;
 - (h) landscape design facilitates an accessible, safe and comfortable environment for all users;
 - (i) significant on-site vegetation is retained, protected and integrated into the site design wherever practicable; and
 - (j) landscape elements achieve environmental sustainability objectives.

8.3.2.3 Specific Benchmarks for assessment

Table 8.3.2.3—Performance outcomes and Acceptable outcomes

Performance outcomes		Acceptable outcomes	
For assessable development			
Landscape design and character			
PO1	Landscape design of both public and private spaces: (a) compliments the intended character of the streetscape and zone; (b) is functional and designed to be visually appealing in the long-term; and (c) incorporates plant types appropriate for the region and local climate.		No acceptable outcome nominated.
PO2	Landscaping contributes to social and environmental amenity, provides is sustainable and responsive to the natural climate through: (a) promoting the effective use of water, water sensitive urban design and water infiltration; (b) selecting endemic, native and drought tolerant plant species and minimal use of suitable exotic species; (c) providing low maintenance and cost effective landscape areas; (d) providing mulched garden beds; (e) minimising impervious surfaces that create heat and dirty stormwater runoff; (f) draining impervious surfaces to landscaped areas rather than stormwater pits and pipes.		No acceptable outcome nominated. Note—Council may require an applicant to submit a detailed landscaping plan and stormwater management plan with water sensitive urban design features to demonstrate compliance with this provision. The plans must be prepared by a suitably qualified professional. Council is able to supply a list of suitable plant species.
PO3	Street trees are provided in appropriate locations to: (a) provide shade for pedestrians along footpaths; (b) reinforce the legibility of the movement network; (c) avoid damage to public or private property or infrastructure; (d) enhance the character of the streetscape; and	AO3	Street trees are provided at the rate whichever is the lesser of: (a) one street tree per lot frontage or one tree per 10 linear metres of road frontage; or (b) a minimum of 1 tree per 400m ² of site area.

Performance outcomes		Acceptable outcomes	
	(e) ensure visibility is maintained from entrances and exits to properties and at intersections.		
P04	Landscaping is designed and constructed to maximise the safety of public and private areas by: <ul style="list-style-type: none"> (a) not obstructing opportunities for casual surveillance between public spaces and buildings; (b) preventing opportunities for concealment and blind corners; (c) providing a clear division between public and private space; (d) providing for pedestrian travel and movement; and (e) providing safe and clear pedestrian and vehicle interfaces. 		No acceptable outcome nominated.
P05	Wherever possible, landscape design facilitates the retention and integration of mature existing vegetation, both within and external to the site.	AO5	Existing mature trees and vegetation are retained and incorporated into the landscape design.
Landscaping along boundaries and edges			
P06	Planting and landscape elements along boundaries and edges assist in: <ul style="list-style-type: none"> (a) maintaining privacy between adjoining buildings; (b) protecting local views, vistas and sightlines; (c) enhancing the visual appearance of the built form; (d) screening service, utility and parking areas; (e) minimising noise impacts between noise sources and sensitive receiving environments; and (f) reducing the visual impact of acoustic fences, retaining walls and long unbroken walls. 		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
Open air parking			
PO7	Open air car parking areas are provided with suitable levels of shade	AO7.1	Shade trees are located at the rate of one tree per 6 car spaces
		AO7.2	Wheel stops are provided to protect vegetation
Sustainability			
PO8	Landscape design including irrigation methods optimise water and energy efficiency and responds appropriately to local conditions, by: (a) maximising the exposure to the prevailing summer breezes and the north-east winter morning sun; (b) minimising exposure to the prevailing winter winds and western summer sun; (c) optimising shade to create useable and comfortable areas; and (d) maintaining infiltration to subsurface soil.		No acceptable outcome nominated.

8.3.3 Reconfiguring a Lot Code

8.3.3.1 Application

This code applies to development requiring assessment against the Reconfiguring a lot Code as identified in the categories of development and assessment.

When using this code reference should be made to section 5.3 of the planning scheme.

8.3.3.2 Purpose

- (3) The purpose of the reconfiguring a lot code is to:
- (a) facilitate the creation of lots, of a size and dimension, that allow the intended uses within zones and precincts to be achieved.
 - (b) ensure that the reconfiguring of lots are appropriately designed and sited given the landscape and topography.
- (4) The purpose of the code will be achieved through the following overall outcomes:
- (a) lots are of a size and dimension suitable for their intended use and have due regard to local geographical constraints, identified hazards, fragmentation of agricultural land and community expectations of residential separation and character.
 - (b) environmental and scenic values are protected;
 - (c) reconfiguration does not impact on the Region's water resources;
 - (d) subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;
 - (e) development in the Emerging community zone and Industry investigation zone avoids the sporadic and premature creation of additional lots and is instead undertaken in accordance with detailed structure planning, having regard to the broader ultimate development of the zone;
 - (f) lots are provided with the appropriate level of infrastructure to meet user requirements;
 - (g) range and mix of lot sizes is provided to facilitate a variety of commercial, industry and housing types;
 - (h) subdivision design achieves road networks that provide connectivity and circulation for vehicles and provides safe and efficient access for pedestrians, cyclists and public transport;
 - (i) subdivision design provides opportunities for walking and cycling, for recreation and as alternative methods of travel;
 - (j) subdivision of land contributes to an open space network that achieves connectivity between areas with conservation values;
 - (k) subdivision of land in the Rural zone does not result in the fragmentation or alienation of Agricultural land classification – class A and B as identified on [SPP Mapping – Economic Growth \(Agriculture\)](#);

- (l) subdivision within the Rural zone is appropriate where directly associated with mining and petroleum activities² where only aligning tenement boundaries or establishing necessary infrastructure corridors or buffers;
- (m) subdivision within the Rural zone maintains rural landholdings in viable parcels unless it can be demonstrated that the land is suitable for rural lifestyle allotments that and the other overall outcomes in this section are not compromised;
- (n) new Rural Lifestyle Lots:
 - (i) are in reasonable proximity to services and facilities such as health, education and retail opportunities;
 - (ii) have frontage to a road and access to a road network that complies with the rural roads design criteria in the **PSP1 Development Works Planning Scheme Policy**;
 - (iii) protects rural activities and extractive industry from encroachment by sensitive land uses;
 - (iv) will not impact transport/supply chains critical to rural production, rural industry and extractive industry;

8.3.3.3 Specific Benchmarks for assessment

Table 8.3.3.3a—Performance outcomes and Acceptable outcomes

Performance outcomes		Acceptable outcomes	
Requirements for Accepted development and Assessment benchmarks for Assessable development			
Lot size and configuration			
PO1	<p>Lots have adequate area and appropriate dimensions for their intended use in the zone.</p> <p>Note – Refer to the Performance and acceptable outcomes of the relevant zone code, which sets the intended local character of the zone in which the land is located and parameters for accommodating a building intended in the zone.</p> <p>The subdivision is demonstrated to be appropriate having regard to:</p> <p>(a) The unique size, shape, location or topography of existing and proposed allotments;</p> <p>(b) The unique character of the proposed use intended to be made of the land following subdivision (as set out in the development application).</p>	AO1	Allotment dimensions comply with Table 8.3.3.3b .

² A mining or petroleum activity is an activity authorised under the Mineral Resources Act 1989, the Offshore Minerals Act 1998, or the Petroleum Act 1993, or the Petroleum and Gas (Production and Safety Act) 2004.

Performance outcomes		Acceptable outcomes	
	(c) The existing and future amenity of the locality; (d) The ability of the site to accept and disperse wastewater within the site without causing infiltration of the groundwater or runoff to nearby watercourses; (e) The relevant zone and overlay overall outcomes and performance outcomes.		
Subdivision design			
PO2	Lots have safe access for vehicles and pedestrians through: (a) direct frontage to a properly constructed public road or to common property having a direct frontage to a properly constructed public road created under a community management statement; and (b) providing access appropriate for the type of vehicle associated with development.	AO2.1	Lots are designed to achieve safe vehicle and pedestrian access in accordance with PSP1 Development works planning scheme policy .
		AO2.2	Any pre-existing roads, part of or within the development site, are upgraded to the standards detailed in the PSP1 Development Works Planning Scheme Policy .
PO3	Subdivision design involving the creation of new roads: (a) provide for the safe, efficient and convenient movement for all modes of transport; (b) are designed and constructed to support their intended function for all relevant design vehicle types; (c) provide safe and easy access to the frontage of lots; (d) are designed and constructed to give priority to pedestrian and bicycle pathways at intersections; (e) where practicable, align with open space corridors and waterways; and (f) where appropriate provide connections to adjoining land.	AO3.1	Subdivision of land in the Rural and Rural Residential Zones provides for the opening of a new internal public road connecting to the external public road system and access to all lots is via the internal road.
		AO3.2	Applications for subdivisions creating 10 or more additional lots are accompanied by a Traffic Impact Assessment prepared by a suitably qualified engineer. At a minimum such assessment shall detail existing conditions, expected vehicle trip generation and the capacity of the local and trunk road network to deal with the additional demand.
		AO3.3	New road infrastructure is designed and constructed in accordance with the standards detailed in the PSP1 Development Works Planning Scheme Policy .
PO4	Reconfiguration is designed to ensure integration with the surrounding locality, having regard to: (a) connections to surrounding streets, pedestrian and cycle		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	<p>networks and other infrastructure networks;</p> <p>(b) open space networks, habitat areas or corridors;</p> <p>(c) connections to centres, employment areas and recreation areas;</p> <p>(d) surrounding landscaping and streetscape treatments; and</p> <p>(e) the interface between adjoining land uses</p>		
PO5	Noise amelioration features are incorporated in the development to mitigate impacts from road networks and such noise amelioration features are designed to minimise adverse impacts on visual amenity.		No acceptable outcome nominated.
PO6	Rear lots only occur in exceptional circumstances where justified by the need to protect amenity or where the site's physical characteristics make this form of subdivision more practical.	AO6.1	The development does not propose rear lots.
		AO6.2	<p>OR</p> <p>If the development proposes rear lot access, the access handle is located and constructed to:</p> <p>(a) minimise impacts on adjoining properties;</p> <p>(b) allow all weather practical access;</p> <p>(c) prevent erosion and sedimentation due to vehicle movements;</p> <p>(d) minimise dust generation; and</p> <p>(e) ensure stormwater flow is managed and discharged to a legal point</p>
PO7	Secure access of adequate width and standard to accommodate emergency vehicles is provided to all rear lots.	AO7.1	<p>Where the access handle from the public road does not form part of the rear lot, the handle is protected by an access easement of adequate width shown on the plan of survey.</p> <p>AND</p>
		AO7.2	<p>The minimum width of access handles for land in each zone is as follows:</p> <p>(a) Rural Zone – 10 metres;</p> <p>(b) Rural Residential, Emerging community and Township Zone – 6 metres;</p> <p>(c) All other zones – 4 metres.</p>

Performance outcomes		Acceptable outcomes	
Protection of rural values – Rural zone			
PO8	Reconfiguring a lot in the Rural Zone results in lots that: (a) reflect the capability and sustainability of land for agricultural or pastoral purposes; (b) protects rural activities and extractive industry from encroachment by sensitive land uses; and (c) will not impact transport/supply chains critical to rural production, rural industry and extractive industry.		No acceptable outcome nominated.
Rural lifestyle allotments			
PO9	Reconfiguring a lot in the Rural Zone results in Rural lifestyle lots that: (a) are in reasonable proximity to a Town and its services and facilities such as health, education and retail; (b) have frontage to a constructed, gazetted road and access to the road network that complies with the rural roads design criteria in the PSP1 Development Works Planning Scheme Policy ; (c) protects rural activities and extractive industry from encroachment by sensitive land uses; (d) will not impact transport / supply chains critical to rural production, rural industry and extractive industry; (e) have a sustainable level of impact on the natural environment having regard to water supply, water quality effluent disposal, potential erosion and natural habitat. (f) Provides a high level of residential and scenic amenity and safety from risk of natural hazards such as bushfire and flooding; (g) Does not compromise the orderly development of land		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	where such land is subject to the Emerging Community and Industry Investigation Zones. .		
Protect key infrastructure and corridors			
PO10	Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of major electricity infrastructure.	AO10.1	Residential subdivision of land containing Major Electricity Infrastructure or the Electricity Substation as identified on SPP mapping – Infrastructure (Energy and Water Supply) demonstrates that all allotments are capable of siting all buildings and structures outside of easements or otherwise a minimum of: <ul style="list-style-type: none"> (a) 20 metres for transmission lines up to 132 kilovolts; or (b) 30 metres for transmission lines between 133 kilovolts and 275 kilovolts; or (c) 40 metres for transmission lines exceeding 275 kilovolts.
PO11	Reconfiguring of lots ensures that access requirements of major electricity and other energy infrastructure are maintained.	AO11.1	Major Electricity Infrastructure or an Electricity Substation traversing or within private land as identified on SPP mapping – Infrastructure (Energy and Water Supply) are protected by an easement in favour of the service provider for access and maintenance
Neighbourhood design for greenfield areas and structure planning (in Township Zone and Emerging Community Zone)			
PO12	Reconfigurations are designed to ensure: <ul style="list-style-type: none"> (a) the creation of seamless interlinked neighbourhoods with residential character and identity; (b) pedestrian movement is encouraged; and (c) neighbourhoods are concentrated around community focus points such as centres and parks. 		No acceptable outcome nominated.
PO13	A variety of lot sizes are provided in close proximity to town centres and parks to promote a wider housing choice and mix that are consistent with zone outcomes.		No acceptable outcome nominated.
PO14	Open space and park design: <ul style="list-style-type: none"> (a) is of a size, standard and layout commensurate with the intent of the zone; (b) provides for surveillance from neighbouring properties; 	AO14.1	Parkland is provided in accordance with the Local Government Infrastructure Plan. Note – Alternative outcomes are likely to be appropriate in existing developed areas. This may include works and embellishment to existing parks or recreational corridors to meet the development's

Performance outcomes		Acceptable outcomes	
	(c) includes appropriate facilities and embellishments; (d) protects environmental features and nearby residential amenity.		demand, or as part of an infrastructure partnership agreement.
PO15	Neighbourhood design provides for safer communities by maximising opportunities for casual surveillance and minimising opportunities for crime and vandalism. Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.		No acceptable outcome nominated.
Industrial Precinct and Industry Investigation Zone			
PO16	Reconfiguration facilitates all types of industrial activities through: <ul style="list-style-type: none"> (a) the creation of functional activity areas and building footprints; (b) a range of lot sizes; (c) accommodating appropriate waste water management capabilities; and (d) maximising access to significant roads, highways, haul routes and railways 		No acceptable outcome nominated
PO17	Where reconfiguration adjoins land in another zone, lots are of a sufficient size to mitigate any noise, air quality and visual impacts on that adjoining land.		No acceptable outcome nominated
Infrastructure and services			
Note – refer to the Development Works Code			
PO18	Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that: <ul style="list-style-type: none"> (a) is efficient; (b) is adaptable to allow for future extensions and upgrades; (c) minimises the risk of adverse environmental or amenity related impacts; (d) promotes total water cycle management, the efficient use of water resources and the achievement of environmental values and water quality 	AO18.1	Lots created within the Priority infrastructure area are designed and configured to connect to a reticulated water supply and a reticulated sewerage in accordance with the PSP1 Development works planning scheme policy
		AO18.2	Lots created outside the Priority infrastructure area are designed and configured to: <ul style="list-style-type: none"> (a) connect to a potable on site water supply in accordance with the PSP1 Development works planning scheme policy; and (b) treat waste water on site in accordance with the PSP1

Performance outcomes		Acceptable outcomes	
	objectives of receiving waters; and		Development works planning scheme policy.
	(e) minimises whole-of-lifecycle costs for that infrastructure.	AO18.3	Each lot in the Rural Residential Zone is connected to the reticulated town water supply and serviced by an on-site sewage management system provided generally in accordance with the Queensland Plumbing and Wastewater Code.
		AO18.4	An electricity supply and telecommunications services are available to each lot in a development that will be used for residential, commercial or industrial purposes, in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.
		AO18.5	Lots are designed and configured to provide for stormwater infrastructure in accordance with the design requirements of the PSP1 Development works planning scheme policy
Stormwater			
PO19	The development is planned, designed, constructed and managed to avoid: (a) adverse impacts on surrounding development; and (b) compromising the natural health and functioning of adjoining waters.	AO19	A site stormwater quality management plan (SQMP) is prepared and implemented, which provides for achievable stormwater quality treatment measures meeting design objectives listed in PSP1 Development works planning scheme policy , reflecting land use constraints, such as: (a) erosive, dispersive, sodic and/or saline soil types; (b) landscape features (including landform); (c) rainfall erosivity; and (d) is consistent with any local area stormwater management planning. Editor's note—Local area stormwater management planning may include Catchment or waterway management plans, Healthy Waters Management Plans or Natural Resource Management Plans.
Watercourse protection			
PO20	Where reconfiguration involves land adjacent to or including a wetland and/or watercourses, there are no significant adverse effects on: (a) water quality; (b) ecological and biodiversity values; or (c) landscape quality.		No acceptable outcome nominated.

Table 8.3.3.3b—Acceptable outcomes for lot sizes and frontages

Zone / Precinct	Allotment size	Road frontage
Township zone (excluding precincts) in Barcaldine, Aramac and Muttaborra	800m ²	20 metres
Township zone in Alpha and Jericho	1000m ²	30 metres
Commercial precinct	600m ²	18 metres
Industrial precinct	800m ²	20 metres
Rural residential zone	4 hectares	100 metres
Emerging community zone	50 hectares	100 metres
Industry investigation zone	50 hectares	100 metres
Rural zone	Where not directly associated with a mining or petroleum activity, 1000 hectares. Where directly associated with a mining or petroleum activity, 100 hectares.	No acceptable outcome nominated.
Any other zone	No acceptable outcome nominated.	No acceptable outcome nominated.