9.3.24 Special purpose code

9.3.24.1 Application

1. This code applies to assessing a material change of use if:
2. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for a material change of use (section 5.5) or a neighbourhood plan (section 5.9); or
3. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5) or a neighbourhood plan (section 5.9); or
4. impact assessable development, to the extent relevant.
5. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Most land contained within Special purpose zone is regulated by other legislation or is not subject to planning and development control under the planning scheme. For example, land use planning and development controls for Brisbane Airport are regulated under the *Airports Act 1996 (Commonwealth)*, and the *Transport Infrastructure Act 1994* regulates development of core port land at the Port of Brisbane. If planning control of a site within the Special purpose zone is relinquished by the relevant legislation or governing authority, the planning scheme provides a default position for describing and assessing desired development outcomes.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

* air quality assessment, guidance is provided in the Air quality planning scheme policy;
* crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
* design for the reduction of graffiti, guidance is provided in the Graffiti prevention planning scheme policy;
* storage of hazardous chemicals, guidance is provided in the Industrial hazard and risk assessment planning scheme policy;
* infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy;
* noise impacts assessment, guidance is provided in the Noise impact assessment planning scheme policy;
* planting species selection, guidance is provided in the Planting species planning scheme policy;
* refuse and recycling, guidance is provided in the Refuse planning scheme policy;
* transport, access, parking or servicing provisions, guidance is provided in the Transport, access, parking and servicing planning scheme policy.

Editor's note— For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

Note—The Special purpose code applies to all assessable development within the Special purpose zone precincts. To the extent that they are relevant to the purpose and intent of a particular zone precinct and the development context of the proposed use, the assessment benchmarks are to be taken into account in the preparation of the development application and the assessment of that application by the Council. The acceptable outcomes provide guidance for one way of achieving a performance outcome, and are not intended to be a restrictive solution limiting the preparation of an alternative solution or the assessment manager’s discretion to accept other means of achieving the performance outcomes, overall outcomes and purpose of the code.

Note—Where a master plan has been adopted for a particular site or the entire Special purpose zone precinct such as with land divested by the Port of Brisbane Corporation, it should also be referred to in applying the provisions of the Special purpose code. Master plans have been prepared for some specific Special purpose zone precincts, for which more detailed urban design and technical investigations have been undertaken.

9.3.24.2 Purpose

1. The purpose of the Special purpose code is to assess the suitability of development to which this code applies.
2. The purpose of the code will be achieved through the following overall outcomes:
3. Development establishes in a concentrated, co-located and integrated manner, the development scale or intensity required for optimal and efficient functioning of the use.
4. Development contributes to the specific mix or type of activities envisaged in the zone precinct in an integrated and co-located manner to maximise site multifunctionality and efficiency of the use of land, and physical and social infrastructure, particularly where the proposed special purpose is not intended or cannot be easily accommodated in other centre zones at the scale or concentration required for optimal functioning.
5. Development protects the viability of the special purpose by excluding development that may limit the ongoing operation and expansion of existing uses or prejudice establishment of new activities appropriate to the specific nature of the particular zone precinct.
6. Development for purposes not anticipated in the zone precinct is safe, well designed, integrated with the surrounding area, and offers compensatory community benefits.
7. Development is appropriately located according to the proposed use and building and landscape design are of a scale, height, bulk and nature that provide a high level of amenity, are generally compatible with the character of the area, transition sensitively to surrounding uses, and reinforce the subtropical nature of the city.
8. Development of buildings and structures is varied to present a variety of building forms, materials and facade treatments.
9. Development is provided with infrastructure, servicing and utilities commensurate with the level of service demands of the use.
10. Development is supported by complementary uses of appropriate scale and purpose to directly serve the employees and activities of the zone precinct, and which do not compromise the commercial, retail or community service role and function of nearby centre activities.
11. Development achieves satisfactory standards in managing the potential adverse impacts (including glare, odour, light, noise, traffic, parking, servicing and hours of operation) on the health, safety and amenity of adjoining sensitive land uses, predominantly through maintaining adequate buffering between these land uses.
12. Development achieves a satisfactory standard of environmental performance by integrating into development principles of innovative, sustainable and efficient design, construction and operation, to encourage water conservation and responsiveness to climate.
13. Development enhances road, rail, public transport and active transport connectivity and accessibility between the special purpose and key destinations to improve the efficient and safe movement of people and goods, and a high level of accessibility for employees, visitors and patrons of the special purpose.
14. Development for a use which is a major economic driver, such as the port or airport, consolidates the special purpose role in facilitating trade growth; bringing allied industries, freight and tourism to the region; and functioning as a major employment generator.
15. Development is designed, constructed and operated to maintain the safety and security of people and property.
16. Development responds to land constraints, mitigates any adverse impacts on environmental values and natural features, and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.

9.3.24.3 Performance outcomes and acceptable outcomes

Table 9.3.24.3.A—Performance outcomes and acceptable outcomes

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| Performance outcomes | Acceptable outcomes |
| Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development involving:   1. a new premises or existing premises with an increase in gross floor area where for utility installation where sewage pump station, water pump station or water reservoir; or 2. an existing premises with an increase in gross floor area where for utility installation where sewage treatment plant | |
| PO1  Development does not generate noise that exceeds the noise (planning) criteria in  Table 9.3.24.3.B, low frequency noise criteria in Table 9.3.24.3.C and night-time noise criteria in Table 9.3.24.3.D at a sensitive zone.  Note—The preparation of a noise impact assessment report in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. | AO1.1  Development for a utility installation where a sewage pump station or water pump station:   1. is located 50m or greater from a sensitive use; 2. includes all pumps, compressors and motors below ground level; 3. complies with the specifications of the SEQ Water and Sewerage Design and Construction Code. |
| AO1.2  Development for a utility installation where a sewage treatment plant or water reservoir:   1. is for an upgrade to plant and equipment that will reduce noise emissions; 2. does not involve an increase in capacity or development footprint; 3. does not involve development for an ancillary use; 4. does not involve extensions to buildings. |
| PO2  Development:   1. avoids or minimises air emissions; 2. complies with the following criteria at a sensitive zone: 3. air quality (planning) criteria in Table 9.3.24.3.E; 4. odour criteria in Table 9.3.24.3.F.   Note—The preparation of an air quality impact assessment report in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome. | AO2.1  Development for a utility installation where a sewage pump station:   1. is located 50m or greater from a sensitive use; 2. does not involve an increase in capacity or development footprint; 3. complies with the specifications of the SEQ Water and Sewerage Design and Construction Code. |
| AO2.2  Development for a utility installation where a sewage treatment plant:   1. is for an upgrade to plant and equipment that will reduce odour emissions; 2. complies with the specifications of the SEQ Water and Sewerage Design and Construction Code; 3. does not involve an increase in capacity or development footprint; 4. does not involve development for an ancillary use; 5. does not involve extensions to buildings. |
| Section B—If for assessable development, not accepted development subject to compliance with identified requirements or assessable development stated in Section A | |
| PO3  Development or redevelopment for a purpose not anticipated in the relevant Special purpose zone precinct:   1. is safe; 2. is well designed; 3. is integrated with the surrounding area; 4. offers compensatory community benefits.   Note—Compliance can be demonstrated through a redevelopment master plan. | AO3  No acceptable outcome is prescribed. |
| PO4  Development not typically anticipated in the relevant Special purpose zone precinct does not hinder or constrain the ongoing operation and future economic opportunities of uses expected within the relevant Special purpose zone precinct. | AO4  No acceptable outcome is prescribed. |
| PO5  Development provides complementary uses which:   1. support and enhance the purpose of the zone precinct; 2. do not limit or compromise the purpose of the zone precinct; 3. do not compromise the commercial, retail or community service role and function of a nearby centre. | AO5.1  Development of other activities within the relevant Special purpose zone precinct are linked to uses such as small food and drink outlets or caretaker’s accommodation, which are ancillary to the special purpose use. |
| AO5.2  Development of small ancillary food and drink outlets or kiosks are located only in a ground storey tenancy. |
| PO6  Development for a building is of a height, scale and bulk which:   1. is consistent with the purpose of the zone and zone precincts; 2. is compatible with the predominant built form of nearby buildings in the locality or planned for the site through a neighbourhood plan; 3. provides a scale transition between large, special-purpose buildings and a surrounding residential area and the streetscape; 4. respects the amenity of an adjoining sensitive use; 5. minimises the visual impact of the large-scale built form typically associated with the Special purpose zone; 6. ensures the proposed use does not overshadow an adjoining residential premises or public open space. | AO6.1  Development has a maximum gross floor area:   1. which complies with limits in a neighbourhood plan applying to the zone precinct; or 2. of 0.35 x site area, if no neighbourhood plan applies to the site or zone precinct, or no maximum gross floor area is specified. |
| AO6.2  Development has a maximum building height:   1. which complies with limits in a neighbourhood plan applying to the site or zone precinct; or 2. of 15m if no neighbourhood plan applies to the site or zone precinct, or no maximum building height is specified. |
| AO6.3  Development for a building which is within 20m of a sensitive use ensures that the building height is stepped down to a maximum of 9.5m.  Note—Built to boundary walls are not permitted where a building height transition is required. |
| AO6.4  Development for a bulky or expansive building is partially sleeved by smaller, complementary uses or design features fronting the external environment, such as ground storey administration offices, entrance foyers or forecourts. |
| PO7  Development adjacent to or opposite existing residential or other sensitive uses ensures that site layout, building setbacks, landscaping and buffering:   1. are compatible in appearance and arrangement with nearby premises; 2. ensure adverse amenity impacts associated with the use are ameliorated. | AO7.1  Development ensures that setbacks of buildings and other structures from the primary street frontage are a minimum of 6m. |
| AO7.2  Development provides a landscaped strip with a minimum width of 3m along the frontage of the site. |
| AO7.3  Development located across a street from a sensitive use provides articulation and variations in the building line set back at least every 10m. |
| AO7.4  Development with a rear or side boundary to a sensitive use ensures that:   1. the building setback from the boundary is a minimum of 3m or half the height of the building at that point, whichever is greater; 2. the boundary is landscaped with mature trees of a type consistent with the locality, planted at intervals which screen between the development and a sensitive use; 3. an acoustic fence of at least 2m high is erected and maintained along the entire length of the boundary where adjoining a sensitive use. |
| PO8  Development for all goods, containers, materials, machinery or tools stored on-site ensures that they:   1. are stored in a safe manner; 2. do not detract from the visual amenity of the local area; 3. have minimal impact on the residential amenity of premises surrounding the site. | AO8  Development for the storage areas for goods, containers, materials, machinery or tools of trade associated with the special purpose use is not visible from the primary street frontage, by:   1. locating the storage area within a building; or 2. locating the storage area at the rear of a building; or 3. locating an outdoor hardstand storage area at least 3m from the primary street frontage and providing and maintaining a continuous landscape screening strip of a minimum 3m wide along the frontage of the site. |
| PO9  Development provides a building form and design, including building facades, elevations, openings and setbacks which are varied by elements such as awnings, articulated wall panels, recesses and projections, and a range of materials, colours and textures, to:   1. activate and address street frontages; 2. reduce building bulk; 3. avoid large blank walls; 4. reduce the height impact of the building and vary the vertical profile. | AO9.1  Development provides a building design which incorporates articulated walls with horizontal and vertical variation, solids and voids, shadow, detail and colour to reduce the impact of building height and expansive blank walls. |
| AO9.2  Development ensures that the length of a uniform treatment of elevations above ground level without variation, articulation or openings is no more than 30m. |
| AO9.3  Development of a semi-enclosed arcade and shaded walkway is provided at the ground storey of a building adjoining a pedestrian route, using awnings, pergolas or other devices which may be suspended, freestanding, supported on columns or cantilevered. |
| PO10  Development for a building is to be finished with high-quality materials, selected for their durability and the contribution they make to the character and function of the zone precinct. | AO10  Development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate. |
| PO11  Development of roofs is not cluttered by plant and equipment, and in particular:   1. building caps, parapets, skillions and rooftops contribute to the architectural distinction of the building and create a coherent roofscape in the zone precinct; 2. services structures, lift motor rooms and mechanical plant are designed as an architectural feature of the building or are screened; 3. the rooftop is designed to enable future inclusion of communication structures or telecommunications facilities in an unobtrusive manner. | AO11  No acceptable outcome is prescribed. |
| PO12  Development provides a high-quality streetscape through landscape and footpath works which are consistent with the desired role and function of the street in the Streetscape hierarchy overlay map. | AO12  Development provides for street trees, furniture, lighting, footpath and kerb treatments in compliance with the road corridor design standards in the Infrastructure design planning scheme policy. |
| PO13  Development for a fence or a non-building wall:   1. is visually attractive and contributes to or blends with planted landscaping and building materials; 2. is designed and detailed to provide visual interest to the streetscape; 3. provides an effective visual and acoustic screen to an adjoining sensitive use; 4. assists in highlighting entrances and pedestrian paths. | AO13  Development for a fence or a non-building wall:   1. if on rear boundaries and not adjoining a sensitive use, are chain wire rather than solid and a colour that blends with the surrounding built, planted or natural environment; 2. if having a common boundary with a residential or sensitive use, is a minimum 2m high acoustic fence and incorporates planted landscaping; 3. where an extension of a retaining wall or an earth batter is landscaped or planted. |
| PO14  Development for a building is not to incorporate types of glass or other surfaces likely to reflect specular rays that could create undue nuisance, discomfort or hazard to uses in the zone precinct or surrounding locality. | AO14.1  Development ensures that the reflectivity of roofing materials does not impact on the amenity of adjoining premises. |
| AO14.2  Development ensures that any glass material has:   1. a level of light reflectivity of not greater than 20%; 2. a level of heat transmission of not less than 20%. |
| PO15  Development provides vehicular movement areas, and pedestrian and vehicular accesses to the development which is designed and located to:   1. minimise on-site and off-site safety hazards and conflicts between pedestrians and vehicles; 2. minimise impacts on local traffic; 3. ensure the use is highly accessible, with convenient and efficient pedestrian or vehicular ingress to or egress from the premises; 4. reduce the visual amenity impacts on the streetscape and adjoining residential premises; 5. integrate different components of the site or zone precinct, and not quarantine any elements of the development.   Note—Accesses are provided for staff, patrons and visitors in compliance with the Transport, access, parking and servicing planning scheme policy. | AO15.1  Development ensures buildings and activity areas are located to prevent potentially hazardous vehicular or pedestrian movements. |
| AO15.2  Development minimises the number of vehicle accesses from the street. |
| AO15.3  Development ensures that the location of accesses maintains the integrity, quality and primacy of footpaths, with convenient and safe pedestrian access provided to the site, along building edges, and through car parks. |
| AO15.4  Development provides clear, continuous, convenient and safe walking and cycling access from nearby public transport infrastructure and other public areas. |
| AO15.5  Development provides finished levels that allow easy pedestrian, cyclist, vehicular and car parking interconnection between premises and buildings within the zone precinct. |
| PO16  Development designs and locates car parking areas to ensure that employee, patron and visitor parking use does not detract from the amenity of nearby residential areas and the streetscape.  Note—On-site parking areas are provided for staff, patrons and visitors in compliance with the Transport, access, parking and servicing planning scheme policy | AO16.1  Development of all car parking, servicing activities and deliveries occur on site. |
| AO16.2  Development which is opposite a sensitive zone, may provide parking that is at-grade in the front setback, other than the landscaped buffer. |
| AO16.3  Development of a large area of car parking is broken up by buildings or landscaping, to reduce visual prominence. |
| AO16.4  Development provides a minimum 2m wide landscaped buffer along the common side and rear boundaries, between vehicle accesses and parking, and movement areas, and a sensitive use. |
| AO16.5  Development ensures car parking areas used at night are acoustically screened from habitable rooms (including patios, balconies, decks and verandas) of adjoining residential dwellings. |
| AO16.6  Development for a multistorey above-ground parking structure ensures that:   1. the facade avoids sloping ramps, strong horizontal banding of spandrel beams, or features with an excessive vertical emphasis; 2. openings in parking structure facades are screened to hide the parking operation.   Note—For example, multistorey parking structures may be installed at special purpose uses such as park-and-ride facilities at public transport stops, or to accommodate high-volume employee parking at bus depots. |
| PO17  Development ensures servicing, storage and refuse and recycling collection areas:   1. are unobtrusive; 2. are, located and managed to minimise adverse impacts on residences, nearby sensitive land uses, neighbouring properties, and the public domain; 3. enable recycling. | AO17  Development reduces the visual impacts of loading bays, site storage and access points for refuse and recycling collection by:   1. buffering with appropriate landscaping; 2. locating service areas away from public spaces, primary street frontages, residential dwellings and sensitive uses.   Note—Refer to the Refuse planning scheme policy for further guidance. |
| PO18  Development design allows for the infrastructure and service requirements of future uses. | AO18  Development design makes allowances for proposed and future infrastructure requirements, including where relevant:   1. access, design capacity and space allocation for any future water, waste, trade waste and sewer connections and treatment devices; 2. storage areas; 3. refuse and recycling handling areas; 4. other ancillary equipment; 5. car parking and manoeuvring areas. |
| PO19  Development ensures that landscape design:   1. contributes positively to the subtropical character, amenity and microclimate of the site and streetscape; 2. maximises passive cooling and heating within the site; 3. creates an attractive street frontage, where planting ameliorates the view of the special purpose use from key public vantage points and residential areas; 4. incorporates bold landscape elements that complement the scale and bulk of the built form associated with the use. | AO19  Development ensures that landscaping design, location and species selection of street trees and planting beds are integrated with the building design and site layout and in compliance with the Landscape work code and Planting species planning scheme policy. |
| PO20  Development on a site larger than 1,000m2, where the structure permits deep planting:   1. is established in the natural ground and is open to the sky, with access to light and rainfall; 2. is planted with large subtropical tree species; 3. balances hardstand areas and provides shade and informal recreation spaces for employees and visitors. | AO20  Development where deep planting is required:   1. incorporates subtropical tree species in compliance with the Planting species planning scheme policy. 2. is located to retain and augment existing large trees on site and to create contiguous deep planting areas which achieve continuity with deep-planting adjoining the site. |
| PO21  Development provides landscaping and shade trees for at-grade car parks and along accesses and movement areas to:   1. provide shade for pedestrians; 2. provide legibility and enhance pedestrian safety; 3. soften the built form and improve the urban landscape amenity. | AO21.1  Development provides shade trees in open-air car parking areas at a ratio of 1 tree for each 6 car parking spaces. |
| AO21.2  Development ensures trees are planted in car parking areas in compliance with the Landscape work code and the Planting species planning scheme policy. |
| AO21.3  Development provides a minimum 2m wide landscaped buffer along the common side and rear boundaries between vehicle accesses and parking and movement areas, and a sensitive use. |
| PO22  Development of outdoor lighting contributes to security, safety and amenity at night while not causing nuisance to surrounding residents. | AO22  Development provides a lighting system in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. |
| PO23  Development ensures that the hours of operation for the development are:   1. consistent with reasonable community expectations for the use and consistent with the purpose of the zone or zone precinct; 2. controlled so that the special purpose use does not impact on the amenity of residences within the building within which the use is located and a nearby sensitive use. | AO23  Development:   1. ensures that the hours of operation of the special purpose use is limited to between 7am and 6pm; or 2. is located greater than 500m from a sensitive zone; or 3. is for a utility installation where sewage treatment plant or water reservoir. |
| PO24  Development does not generate noise that exceeds the noise (planning) criteria in Table 9.3.24.3.B, low frequency noise criteria in Table 9.3.24.3.C and night-time noise criteria in Table 9.3.24.3.D at sensitive zones.  Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. | AO24  The development does not generate noise which is clearly audible and creates a disturbance within a sensitive use. |
| PO25  Development:   1. avoids or minimises air emissions; 2. complies with the following criteria at a sensitive zone: 3. air quality (planning) criteria in Table 9.3.24.3.E; 4. odour criteria in Table 9.3.24.3.F.   Note—An air quality impact assessment report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome. | AO25  Development does not involve activities which generate air emissions including dust and odour beyond the site. |
| PO26  Development does not emit heat, radioactivity, biohazards, electromagnetic radiation or similar, at levels which may cause adverse impacts to health, safety and the environment. | AO26  No acceptable outcome is prescribed. |
| PO27  Development is designed and constructed to prevent the emission of contaminants to surface water or groundwater. | AO27  No acceptable outcome is prescribed. |
| PO28  Development ensures that the risk to public safety, property and the environment from technological hazards such as fire, explosion and toxic release from the development achieves the hazard and risk criteria in Table 9.3.24.3.H.  Note—A preliminary hazard analysis report prepared in accordance with the Industrial hazard and risk assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. | AO28  Development does not include the storage of dangerous goods and combustible liquids above the volumes/quantities identified in Table 9.3.24.3.G. |
| PO29  Development minimises direct overlooking to an adjoining residential dwelling through building layout, location and design of windows, balconies and screening devices. | AO29  Development ensures that where a window, doorway, terrace or balcony has a direct view into a window of a habitable room in an adjoining residential dwelling, that view is screened by:   1. fixed opaque glazing; or 2. fixed external screens; or 3. fencing if overlooking from the ground storey. |
| PO30  Development creates a safe environment by incorporating the key elements of crime prevention through environmental design. | AO30.1  Development incorporates the key elements of crime prevention through environmental design in its layout, building and structure design and landscaping by:   1. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; 2. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; 3. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; 4. ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit; 5. including way-finding cues; 6. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs and communal areas.   Note—For guidance in achieving the key elements of crime prevention through environmental design refer to the Crime prevention through environmental design planning scheme policy. |
| AO30.2  Development if adjoining or including a cycling or walking route ensures that a building overlooks the route for at least 60% of the frontage to the route. |
| AO30.3  Development for fencing adjoining a waterway corridor, parkland or cycling and walking routes is low and visually permeable, with:   1. a maximum height of 1.2m, and at least 50% transparent; or 2. a maximum height of 0.9m if less than 50% transparent. |
| PO31  Development reduces the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection. | AO31  Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by:   1. denying access to potential canvases through access control techniques; 2. reducing potential canvases through canvas reduction techniques; 3. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques.   Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy. |

Table 9.3.24.3.B—Noise (planning) criteria

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| Criteria location | Intrusive noise criteria | Acoustic amenity criteria | | |
|  | Day, evening and night LAeq,adj T are not greater than the RBL plus the value in this column for the relevant criteria location, where T equals:  day – 11hr  evening – 4hr  night – 9hr | Day, evening and night LAeq,adj T are not greater than the values in this column for the relevant criteria location, where T equals:  day – 11hr  evening – 4hr  night – 9hr | | |
| Day | Evening | Night |
| Low density residential zone boundary | 3dB(A) | 55dB(A) | 45dB(A) | 40dB(A) |
| Low–medium density residential zone boundary | 3dB(A) | 55dB(A) | 45dB(A) | 40dB(A) |
| Medium density residential zone boundary | 3dB(A) | 55dB(A) | 50dB(A) | 45dB(A) |
| High density residential zone boundary | 3dB(A) | 55dB(A) | 50dB(A) | 50dB(A) |
| Character residential zone boundary | 3dB(A) | 50dB(A) | 45dB(A) | 40dB(A) |
| Tourist accommodation zone boundary | 3dB(A) | 55dB(A) | 50dB(A) | 50dB(A) |
| At a sensitive use in the Principal centre zone | 5dB(A) | 60dB(A) | 55dB(A) | 50dB(A) |
| At a sensitive use in the Major centre zone | 5dB(A) | 60dB(A) | 55dB(A) | 50dB(A) |
| At a sensitive use in the District centre zone | 5dB(A) | 60dB(A) | 55dB(A) | 50dB(A) |
| At a sensitive use in the Neighbourhood centre zone | 5dB(A) | 55dB(A) | 50dB(A) | 50dB(A) |
| At a sensitive use in the Specialised centre zone | 5dB(A) | 55dB(A) | 50dB(A) | 50dB(A) |
| Emerging community zone boundary | 5dB(A) | 55dB(A) | 50dB(A) | 45dB(A) |
| Environmental management zone boundary | 0dB(A) | 40dB(A) | 40dB(A) | 40dB(A) |
| Conservation zone boundary | 0dB(A) | 40dB(A) | 40dB(A) | 40dB(A) |
| At a sensitive use in the Mixed use zone | 5dB(A) | 60dB(A) | 55dB(A) | 50dB(A) |
| At a sensitive use in the Rural zone | 5dB(A) | 55dB(A) | 50dB(A) | 45dB(A) |
| At a sensitive use in the Rural residential zone | 5dB(A) | 50dB(A) | 45dB(A) | 40dB(A) |
| At a sensitive use in the Township zone | 5dB(A) | 55dB(A) | 45dB(A) | 40dB(A) |

Note—

* LAeq,adjT: The adjusted A-weighted equivalent continuous sound pressure level of the development during the time period T, where T is an 11-hr day (7am-6pm), 4-hr evening (6pm-10pm) and 9-hr night (10pm-7am), determined in accordance with the methodology in the Noise impact assessment planning scheme policy.
* RBL: Rating background level determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.
* dB(A): A-weighted decibels

Table 9.3.24.3.C—Low frequency noise criteria

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| Criteria location | Day (7am–6pm) LCeq,adj,11hr is not greater than the following values at the relevant criteria location: | Evening (6pm–10pm) LCeq,adj,4hr is not greater than the following values at the relevant criteria location: | Night (10pm–7am) LCeq,adj,9hr is not greater than the following values at the relevant criteria location: |
| Low density residential zone boundary | 65dB(C) | 65dB(C) | 60dB(C) |
| Low–medium density residential zone boundary | 65dB(C) | 65dB(C) | 60dB(C) |
| Medium density residential zone boundary | 65dB(C) | 65dB(C) | 60dB(C) |
| High density residential zone boundary | 70dB(C) | 65dB(C) | 65dB(C) |
| Character residential zone boundary | 65dB(C) | 65dB(C) | 60dB(C) |
| Tourist accommodation zone boundary | 70dB(C) | 65dB(C) | 65dB(C) |
| At a sensitive use in the Principal centre zone | 75dB(C) | 75dB(C) | 70dB(C) |
| At a sensitive use in the Major centre zone | 75dB(C) | 75dB(C) | 70dB(C) |
| At a sensitive use in the District centre zone | 70dB(C) | 65dB(C) | 65dB(C) |
| At a sensitive use in the Neighbourhood centre zone | 70dB(C) | 65dB(C) | 65dB(C) |
| At a sensitive use in the Specialised centre zone | 75dB(C) | 75dB(C) | 70dB(C) |
| Emerging community zone boundary | 65dB(C) | 65 dB(C) | 60dB(C) |
| Environmental management zone boundary | 65dB(C) | 65dB(C) | 65dB(C) |
| Conservation zone boundary | 65dB(C) | 65dB(C) | 65dB(C) |
| At a sensitive use in the Mixed use zone | 75dB(C) | 75dB(C) | 70dB(C) |
| At a sensitive use in the Rural zone | 70dB(C) | 65dB(C) | 65dB(C) |
| At a sensitive use in the Rural residential zone | 65dB(C) | 65dB(C) | 60dB(C) |
| At a sensitive use in the Township zone | 70dB(C) | 65dB(C) | 65dB(C) |

Note—

* LCeq,adj,T: The adjusted C-weighted equivalent continuous sound pressure level of the development during the time period T, where T is an 11-hr day (7am-6pm), 4-hr evening (6pm-10pm) and 9-hr night (10pm-7am), determined in accordance with the methodology in the Noise impact assessment planning scheme policy.
* dB(C): C-weighted decibels

Table 9.3.24.3.D—Night-time noise criteria

|  |  |  |  |
| --- | --- | --- | --- |
| Criteria location | Where the existing LAeq,9hr night at the criteria location is: | Average of the highest 15 single LAmax events over a given night (10pm-7am) period is not greater than the following values at the relevant criteria location: | The absolute highest single LAmax event over a given night (10pm-7am) period is not greater than the following values at the relevant criteria location: |
| At the zone boundary of:  Low density residential zone;  Low–medium density residential zone;  Medium density residential zone;  High density residential zone;  Character residential zone;  Tourist accommodation zone;  Emerging community zone. | <45dB(A) | 50dB(A) | 55dB(A) |
| 45 to 60dB(A) | LAeq,9hr night + 5dB(A) | LAeq,9hr night + 10dB(A) |
| >60dB(A) | 65dB(A) | 70dB(A) |
| External to a sensitive use located in a:  Principal centre zone;  Major centre zone;  District centre zone;  Neighbourhood centre zone;  Specialised centre zone;  Mixed use zone;  Rural zone;  Rural residential zone;  Township zone. | Not applicable | 65dB(A) | 70dB(A) |

Note—

* LAmax: The A-weighted maximum sound pressure level determined in accordance with the methodology in the Noise impact assessment planning scheme policy.
* LAeq,9hr: The A-weighted equivalent continuous sound pressure level of the development during the night time period 10pm to 7am, determined in accordance with the methodology in the Noise impact assessment planning scheme policy.
* Night: 10pm to 7am
* dB(A): A-weighted decibels

Table 9.3.24.3.E—Air quality (planning) criteria

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Pollutant | Averaging time | Health outcome protected | Criteria including background (µg/m3) | Criteria including background (ppm) |
| Nitrogen dioxide | 1 hour | Health and wellbeing | 250 | 0.12 |
| Annual | Health and wellbeing | 62 | 0.03 |
| Sulfur dioxide | 1 hour | Health and wellbeing | 570 | 0.2 |
| 24 hours | Health and wellbeing | 230 | 0.08 |
| Annual | Health and wellbeing | 57 | 0.02 |
| Particulate matter (PM) as total suspended particulates (TSP) | Annual | Health and wellbeing | 90 | - |
| PM less than 10µm (PM10) | 24 hours | Health and wellbeing | 50 | - |
| PM less than 2.5µm (PM2.5) | 24 hours | Health and wellbeing | 25 | - |
| Annual | Health and wellbeing | 8 | - |
| Carbon monoxide | 8 hours | Health and wellbeing | 11,000 | 9 |
| Dust deposition as insoluble solids | Annual | Protecting aesthetic environment | 4g/m2/month | - |
| 1,3-butadiene | Annual | Health and wellbeing | 2.4 | 0.001 |
| Acetaldehyde | 1 hour | Odour | 42 | 0.023 |
| Ammonia | 1 hour | Health and wellbeing | 330 | 0.46 |
| Antimony and compounds | 1 hour | Health and wellbeing | 9 | - |
| Arsenic and compounds (as total metal content in PM10) | 1 hour | IARC Group 1 carcinogen (known human carcinogen) | 0.09 | - |
| Annual | Health and wellbeing | 6ng/m3 | - |
| Benzene | Annual | Health and wellbeing | 10 | 0.003 |
| Benzo(a)pyrene (as marker for PAH) | Annual | Health and wellbeing | 0.3ng/m3 | - |
| Beryllium and compounds | 1 hour | IARC Group 1 carcinogen (known human carcinogen) | 0.004 | - |
| Butyl mercaptan | 1 hour | Odour | 7 | 0.002 |
| Cadmium and compounds (as total metal content in PM10) | Annual | Health and wellbeing | 5ng/m3 | - |
| Carbon disulfide | 1 hour | Odour | 183 | 0.0055 |
| 24 hours | Health and wellbeing | 110 | 0.032 |
| Chlorine | 1 hour | Health and wellbeing | 50 | 0.018 |
| Chlorine dioxide | 1 hour | Health and wellbeing | 5.1 | 0.0018 |
| Chlorobenzene | 1 hour | Odour | 100 | 0.023 |
| Chloroform | 1 hour | Health and wellbeing | 900 | 0.18 |
| Chromium III compounds | 1 hour | Health and wellbeing | 9 | - |
| Chromium VI compounds | 1 hour | IARC Group 1 carcinogen (known human carcinogen) | 0.09 | - |
| Copper dusts and mists | 1 hour | Health and wellbeing | 18 | - |
| Copper fumes | 1 hour | Health and wellbeing | 3.7 | - |
| Cumene (isopropyl benzene) | 1 hour | Odour | 21 | 0.004 |
| Cyanide (as CN) | 1 hour | Health and wellbeing | 90 | - |
| Cyclohexane | 1 hour | Health and wellbeing | 19,000 | 5 |
| Cyclohexanone | 1 hour | Odour | 260 | 0.07 |
| Dichloromethane (methylene chloride) | 24 hours | Health and wellbeing | 3,200 | 0.85 |
| 7 days | Health and wellbeing | 480 | 0.13 |
| Dioxins and furans (as TCDD TEF) | 1 hour | IARC Group 1 carcinogen (known human carcinogen) | 0.000002 | - |
| Ethanol | 1 hour | Odour | 2,100 | 1.1 |
| Ethyl butyl ketone | 1 hour | Health and wellbeing | 4,200 | 0.9 |
| Ethyl chloride (chloroethane) | 1 hour | Health and wellbeing | 48,000 | 18 |
| Ethylbenzene | 1 hour | Health and wellbeing | 8,000 | 1.8 |
| Ethylene oxide | 1 hour | IARC Group 1 carcinogen (known human carcinogen) | 3.3 | 0.0018 |
| Formaldehyde | 1 hour | Protecting aesthetic environment | 96 | 0.07 |
| 24 hours | Health and wellbeing | 54 | 0.04 |
| Hydrogen chloride | 1 hour | Health and wellbeing | 140 | 0.09 |
| Hydrogen cyanide | 1 hour | USEPA extremely toxic | 200 | 0.18 |
| Hydrogen sulfide | 24 hours | Health and wellbeing | 160 | 0.11 |
| 1 hour | Odour | 6.5 | 0.0043 |
| Lead and compounds (as total metal content in TSP) | Annual | Health and wellbeing | 0.5 | - |
| Magnesium oxide fumes | 1 hour | Health and wellbeing | 180 | - |
| Manganese and compounds (as total metal content in PM10) | Annual | Health and wellbeing | 0.16 | - |
| Mercury inorganic | 1 hour | Health and wellbeing | 1.8 | - |
| Annual | Health and wellbeing | 1.1 | - |
| Mercury organic | 1 hour | Health and wellbeing | 0.18 | - |
| Methanol | 1 hour | Odour | 3,000 | 2.4 |
| Methyl mercaptan | 1 hour | Odour | 0.46 | 0.00023 |
| Methyl styrene | 1 hour | Odour | 140 | 0.029 |
| Methylamine | 1 hour | Odour | 2.7 | 0.0023 |
| n-Butanol | 1 hour | Odour | 500 | 0.16 |
| n-Butyl acetate | 1 hour | Odour | 1,020 | 0.21 |
| n-Hexane | 1 hour | Health and wellbeing | 3,200 | 0.9 |
| Nickel and compounds (as total metal content in PM10) | Annual | Health and wellbeing | 0.02 | - |
| Styrene | 1 hour | Odour | 65 | 0.014 |
| 7 days | Health and wellbeing | 280 | 0.06 |
| Sulfate | 24 hours | Health and wellbeing | 27 | - |
| Sulfuric acid | 1 hour | Health and wellbeing | 18 | - |
| Tetrachloroethylene (perchloroethylene) | 1 hour | Odour | 7,487 | 1.01 |
| Annual | Health and wellbeing | 270 | 0.036 |
| Toluene | 1 hour | Odour | 958 | 0.23 |
| 24 hours | Health and wellbeing | 4,100 | 1 |
| Annual | Health and wellbeing | 410 | 0.1 |
| Vanadium and compounds (as total metal content in PM10) | 24 hours | Health and wellbeing | 1.1 | - |
| Vinyl chloride monomer | 24 hours | Health and wellbeing | 28 | 0.01 |
| Vinyl toluene | 1 hour | Health and wellbeing | 4,400 | 0.9 |
| Welding fumes (total particulate) | 1 hour | Health and wellbeing | 90 | - |
| Xylenes (as a total of ortho, meta and para isomers) | 24 hours | Health and wellbeing | 1,200 | 0.25 |
| Annual | Health and wellbeing | 950 | 0.2 |
| Zinc chloride fumes | 1 hour | Health and wellbeing | 18 | - |
| Zinc oxide fumes | 1 hour | Health and wellbeing | 90 | - |

Note—

* Criteria that are stated in µg/m3 are to be referenced to 0°C.
* Criteria that are stated in ppm are to be expressed as volume/volume.
* Averaging times of 1 hour or less are to be presented using the 99.9th percentile concentration of the total site impact from dispersion modelling and background concentration for all pollutants in above table, or the maximum concentration from dispersion modelling if no background concentration is available.
* Averaging times of greater than 1 hour are to be presented using the maximum concentration of the total site impact from dispersion modelling and background concentration.
* Dust deposition is the maximum allowable level from new and existing sources, calculated from annualised modelling data.
* Polycyclic aromatic compounds (PAH) are assessed as benzo(a)pyrene equivalent using potency equivalency factors as listed in the Air quality planning scheme policy.
* Dioxins and furans are assessed as 2,3,7,8-tetrachlorodibenzodioxin equivalent (TCDD) using toxic equivalency factors (TEF) as listed in the Air quality planning scheme policy.
* ng - nanograms.

Table 9.3.24.3.F—Odour criteria

|  |  |  |  |
| --- | --- | --- | --- |
| Pollutant | Averaging time | Health outcome protected | Criteria (odour units – OU) |
| Odour | 1 hour | Odour | 0.5 OU for tall stacks |
| Odour | 1 hour | Odour | 2.5 OU for ground-level and wake-affected plumes from short stacks |

Note—Odour criteria are to be evaluated using the 99.5th percentile concentration from dispersion modelling.

Table 9.3.24.3.G—Maximum quantities for storage of dangerous goods and combustible liquids

|  |  |  |
| --- | --- | --- |
| Name  (the following dangerous goods are defined in the Australian Code for the transport of dangerous goods by road or rail) | Class | Quantity  (tonnes) |
| Explosives | Class 1 | 0.025 |
| Flammable gases  (see considerations for LPG) | Class 2.1 | 2 |
| Non-flammable/non-toxic gases | Class 2.2 | 100 |
| Oxidising gases | Class 2.2 (Sub-risk 5) | 100 |
| Poisonous gases | Class 2.3 | 0.1 |
| Flammable liquids | Class 3 PGI | 20 |
| Class 3 PGII | 50 |
| Class 3 PGIII | 100 |
| Any mix of chemicals from any Packing Group where none of the items exceeds the threshold quantity on their own. | 100 |
| Combustible liquids  (as defined by AS1940-2004 The storage and handling of flammable and combustible liquids) | C1/C2 | 500 |
| Flammable solids | Class 4.1 PGI | 0.25 |
| Class 4.1 PGII | 2 |
| Class 4.1 PGIII | 5 |
| Any mix of chemicals from any Packing Group where none of the items exceeds the threshold quantity on their own. | 5 |
| Substances liable to spontaneous combustion | Class 4.2 PGI | 0.125 |
| Class 4.2 PGII | 1 |
| Class 4.2 PGIII | 2.5 |
| Any mix of chemicals from any Packing Group where none of the items exceeds the threshold quantity on their own. | 2.5 |
| Substances which in contact with water emit flammable gases | Class 4.3 PGI | 0.25 |
| Class 4.3 PGII | 2 |
| Class 4.3 PGIII | 5 |
| Any mix of chemicals from any Packing Group where none of the items exceeds the threshold quantity on their own. | 5 |
| Oxidising agents | Class 5.1 PGI | 1.25 |
| Class 5.1 PGII | 10 |
| Class 5.1 PGIII | 25 |
| Any mix of chemicals from any Packing Group where none of the items exceeds the threshold quantity on their own. | 25 |
| Organic peroxides | Class 5.2 PGI | 0.125 |
| Class 5.2 PGII | 1 |
| Class 5.2 PGIII | 2.5 |
| Any mix of chemicals from any Packing Group where none of the items exceeds the threshold quantity on their own. | 2.5 |
| Poisonous (toxic) substances | Class 6.1 PGI | 0.25 |
| Class 6.1 PGII | 2 |
| Class 6.1 PGIII | 5 |
| Any mix of chemicals from any Packing Group where none of the items exceeds the threshold quantity on their own. | 5 |
| Infectious substances | Class 6.2 | 0.1 |
| Corrosive substances | Class 8 PGI | 1.25 |
| Class 8 PGII | 10 |
| Class 8 PGIII | 25 |
| Any mix of chemicals from any Packing Group where none of the items exceeds the threshold quantity on their own. | 25 |
| Miscellaneous named substances | Class 9 | 10 |
| Acetaldehyde ammonia (UN1841) PGIII | 5 |
|
| Ammonium nitrate fertilisers (UN2071) PGIII | 1 |
| Blue/brown asbestos (UN2212) PGII & white asbestos (UN2590) PGIII | 0.01 |
| Polychlorinated biphenyls (UN2315) PGII | 0.01 |
| Polyhalogenated biphenyls or polyhalogenated terphenyls, liquid (UN3125) PGII, solid (UN3125) PGII | 0.01 |
| Polymeric beads, expandable, (UN2211) PGIII | 2 |
| Zinc dithionite (Zinc hydrosulfite) (UN1931) PGIII | 0.1 |
| Goods too dangerous to be transported | As listed in Volume 2 Appendix 5 Australian Code for the transport of dangerous goods by road and rail | 0.2 |

Note—Thresholds apply equally to those substances with a subsidiary risk.

Table 9.3.24.3.H—Hazard and risk criteria

|  |  |  |  |
| --- | --- | --- | --- |
| Fatality risk | | | |
| Land use | | | Fatality risk criteria  (risk in a million per year) |
| Hospital, education establishment, child care centre, retirement facility, community care centre, health care service, residential care facility | | | 0.5 |
| Dual occupancy, multiple dwellings, short-term accommodation, community residence, dwelling house, rooming accommodation, relocatable home park, tourist park | | | 1 |
| Commercial developments including shops and shopping centres, food and drink outlet, offices, theatres and tourist attractions | | | 5 |
| Indoor sport and recreation, outdoor sport and recreation | | | 10 |
| Industry activities | | | 50 |
| Injury risk | | | |
| Type of risk | Injury risk criteria | | |
| Heat radiation | Incident heat flux radiation does not exceed 4.7kW/m2 at a frequency of more than 50 chances in a million per year. | | |
| Explosion overpressure | Incident explosion overpressure does not exceed 7kPa at frequencies of more than 50 chances in a million per year. | | |
| Toxic exposure | Toxic concentrations do not exceed a level which would be seriously injurious to sensitive members of the community following a relatively short period of exposure at a maximum frequency of 10 in a million per year.  Toxic concentrations will not cause irritation to eyes or throat, coughing or other acute physiological responses in sensitive members of the community over a maximum frequency of 50 in a million per year. | | |
| Risk of property damage and accident propagation | | | |
| Type of property damage accident propagation risk | Land use | Property damage and accident propagation risk criteria | |
| Heat radiation | Neighbouring potentially hazardous installations or at land zoned to accommodate such installations | Incident heat flux radiation is not to exceed a risk of 50 in a million per year for the 23kW/m2 heat flux level | |
| Explosion overpressure | Neighbouring potentially hazardous installations, at land zoned to accommodate such installations or at nearest public buildings | Incident explosion overpressure is not to exceed a risk of 50 in a million per year for the 14kPa explosion overpressure level | |
| Societal risk criteria (refer Figure a) | | | |
| 1. Societal risk is not considered significant where the societal risk value is below the green line in Figure a, i.e. in the negligible region, provided other individual criteria are met. 2. Societal risk is not acceptable where the societal risk value is above the red line in Figure a, i.e. in the intolerable region, even if individual risk criteria are met. 3. Societal risk may be considered tolerable where the societal risk value is below the red line in Figure a, i.e. within the ALARP (As Low As Reasonably Practicable) region, only where the benefits clearly outweigh the risks and provided the other Hazard and risk criteria of this code are met. Where the societal risk value is in the ALARP region the emphasis is on reducing risks as far as possible towards the negligible line and with the development layout locating affected areas as far away from people as possible.   Note—Societal risk criteria are used for addressing the level of societal concern when there is a risk of significant, off-site, multiple fatalities occurring in one event. | | | |

