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Amendment Instrument

Moreton Bay Regional Council Planning Scheme 2016

Major Amendment No. 4:
Morayfield South Emerging Community Area (TLPI Response) and Designated Bushfire Prone Areas

Made under the Planning Act 2016, Section 20 (making or amending planning schemes)



Adopted Version

CITY OF MORETON BAY

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Part 1 Introduction

The purpose of this amendment instrument is to provide a navigational aid to understand *Major Amendment No.4 - Morayfield South Emerging Community Area (TLPI Response) and Designated Bushfire Prone Areas* (the amendment). The document:

- summarises the amendment, process and key details (Parts 2 and 3);
- explains the policy components comprising the amendment, including their rationale, policy directions and implementation through the *Moreton Bay Regional Council Planning Scheme 2016* (MBRC Planning Scheme 2016) (Part 4);
- outlines the changes made in response to State interest review (Ministerial conditions) and in response to submissions received during public consultation (Part 5);
- provides a copy of the amendment as Appendix A and B (outlined in Part 6); and
- presents the drafting conventions/ guidelines to interpret the changes comprising the amendment (Part 7).

This amendment instrument should be read together with the detailed drafting of amendments to relevant parts of the *MBRC Planning Scheme 2016* in **Appendix A and B**.

Part 2 About the amendment

Council decided to make the amendment at its General Meeting on 13 December 2023. The amendment is made under Section 20 of the *Planning Act 2016* (Act) and Chapter 2, Part 4 of the Minister's Guidelines and Rules (MGR).

The amendment comprises a policy response to the *Temporary Local Planning Instrument No. 2 of 2025 – Morayfield South Emerging Community Area* (TLPI 02/2025), first made in 2021 (and subsequently remade twice). Notwithstanding TLPI 02/2025 lapsed prior to the finalisation of the proposed amendment, a policy response to the TLPI continues to be required. As such, the amendment incorporates the Morayfield South Structure Plan, with supporting planning scheme provisions for the subject emerging community area. In addition, the amendment includes targeted changes to enliven the trigger for bushfire related building assessment provisions in the Designated Bushfire Prone Areas for all zones in the city. The following sections 2.1 and 2.2 outline the background to the respective components of the amendment.

2.1 Morayfield South Emerging Community Area

Morayfield South is the City of Moreton Bay's second largest growth area and is estimated that 9,800 dwellings could be developed, with a resultant total population of approximately 26,000 people.

In 2016 at the commencement of the MBRC Planning Scheme 2016, Morayfield South was included in the Emerging community zone - Transition precinct.

In September 2021, Council responded to significant and increasing development pressure in Morayfield South by adopting the TLPI No.02 of 2021 Morayfield South Emerging Community Area, which included an Interim Structure Plan to guide development. Council resolved to remake the TLPI in September 2023 (TLPI 01/2023) for another two years until 16 September 2025. At its General Meeting of 10 September 2025, Council resolved to adopt a 'remake' of the TLPI, incorporating necessary changes to satisfy a Ministerial condition. The *Temporary Local Planning Instrument No. 2 of 2025 Morayfield South Emerging Community Area* (TLPI 02/2025) took effect from 17 September 2025 for 12 months.

The Morayfield South Emerging Community Area component of the planning scheme amendment provides a policy response to the TLPI and has been informed by land use, infrastructure and environmental planning investigations and feedback received from the community during early (non-statutory) community consultation undertaken in late 2023. It is comprised of a structure plan with supporting provisions located within a new Morayfield South precinct in the Emerging community zone. This will provide a statutory framework to support a range of housing outcomes in well-designed and walkable neighbourhoods with important community building blocks and infrastructure.

2.2 Designated Bushfire Prone Areas (city-wide)

The amendment to the planning scheme includes changes to Part 1, Table 1.6.1, to enliven the trigger for bushfire related building assessment provisions in the designated bushfire prone areas for all zones in the city to improve

bushfire hazard resilience and public safety, (i.e., remove the current exclusions for the zones outlined below).Part 1, Table 1.6.1 of the planning scheme currently excludes land in the General residential, Township, Centre and Industry Zones from the designated Bushfire Prone Area and consequently does not provide class 1-3 and class 10a buildings (i.e. residential buildings and outbuildings), as well as specific class 9 buildings prescribed in the NCC (i.e. health care, most education and residential care buildings) with the protection of specified safety requirements for the construction of buildings in bushfire prone areas through the NCC. This has been identified as a significant gap requiring an initial/ short-term planning scheme response.

The amendment also includes consequential changes to update associated legislative and other related references throughout the planning scheme.

Part 3 Key amendment details

3.1 Short title

This amendment instrument may be cited as the *Moreton Bay Regional Council Planning Scheme 2016 'Major Amendment No.4 — Morayfield South Emerging Community Area (TLPI Response) and Designated Bushfire Prone Areas'.*

3.2 Status

The amendment (adjusted in response to submissions received during the public consultation period) was endorsed by Council at its General Meeting on 22 April 2026 for the purpose of requesting Minister's consideration and approval to adopt. Additional changes were made prior to public consultation satisfying Ministerial conditions 1 to 5. The amendment incorporates changes in response to Ministerial conditions received as an outcome of the State interest review stage of the statutory planning scheme amendment process, as well as changes of an administrative and editorial nature in response to submissions received during public consultation. Part 5 below provides an outline of how Ministerial conditions 1 to 5 are satisfied and the details of changes made in response to submissions. Details of drafting changes to specific sections of the proposed amendment are contained in **Appendix A**.

Council at its General Meeting on 8 October 2025 considered the updated amendment instrument, which included changes made to satisfy the Minister's notice and associated Ministerial conditions detailed in Part 5 (received 14 August 2025) and whether the Chief Executive Officer be authorised to undertake public consultation on the proposed amendment.

Formal public consultation on the amendment occurred from 13 October to 7 November 2025 inclusive (a period of 20 business days), in accordance with statutory requirements and the Minister's notice. The MGR further directs that following public consultation and responding to submitters, Council must give a notice of a request to adopt the planning scheme amendment to the Planning Minister for final Minister's consideration (a period of 40 business days).

These changes were incorporated into the version of the amendment for public consultation, which was endorsed by Council at its general meeting on 8 October 2025 and now form part of the notice of the request to adopt the proposed amendment. The additional changes made in response to submissions received during public consultation are outlined in Part 5.2 below.

A notice was received from the Minister on 02 October 2026 providing Council with approval to adopt the proposed amendment. Council resolved to adopt the proposed amendment at its General Meeting of 28 October 2026 and set a commencement date of **02 November 2026**.

3.3 Purpose

The overall purpose and general effect of the proposed amendment is to:

- provide a policy response to TLPI 02/2025 (first made in 2021 and subsequently remade twice), through a comprehensive Morayfield South Structure Plan and supporting provisions;

- to enliven the trigger for the bushfire related building assessment provisions of the National Construction Code in the designated bushfire prone areas for all zones in the city to improve bushfire hazard resilience and public safety.

3.4 Amendment table

The amendment includes consequential amendments to planning scheme provisions and mapping. Table 1 outlines the parts and sections of the *MBRC Planning Scheme 2016* being amended and where the relevant amendments are contained in this amendment instrument.

***Table 1** - Amended MBRC Planning Scheme 2016 parts and sections*

Planning scheme parts and sections	Amendment Detail
Part 1 — About the planning scheme, sections: • 1.2 Planning Scheme components • 1.6 Building work regulated under the planning scheme	Appendix A
Part 2 – State planning provisions, sections: • 2.1 State planning policy (included as a consequence of necessary changes in response to a Ministerial condition)	Appendix A
Part 3 — Strategic framework, sections: • 3.7.2 Strategic Outcome - Maximise the opportunities for development of existing places of employment and business activity • 3.13.2.4 Specific Outcomes - Settlement pattern • 3.6 Settlement pattern and urban form (Map 3.6.1 Settlement Pattern) • 3.11 Infrastructure (Map 3.11.1 Regional Infrastructure) • 3.13 Planning Areas (Map 3.13.1 Regional planning areas) • 3.13.2 Element - Caboolture planning area (Map 3.13.2 Caboolture planning area) • 3.14 Moreton Bay Regional Council Place Model (Map 3.14.1 Allocation of place types)	Appendix A
Part 5 — Tables of assessment, sections: • 5.5.3 Emerging community zone • 5.7 Categories of development and assessment - Building work	Appendix A
Part 6 — Zones, sections: • 6.1 Preliminary • 6.2.3 Emerging community zone code • 6.2.3.2.2 Emerging community zone code –Transition precinct, Developed lots • **(New)** 6.2.3.3 Emerging community zone code – Morayfield South Precinct - 6.2.3.3.1 Emerging community zone code –Morayfield South Precinct, Developed lots - 6.2.3.3.2 Emerging community zone code –Morayfield South Precinct, Developable lots	Appendix A
Part 9 — Development codes, sections: • 9.3.1 Dwelling house code • 9.3.2 Residential uses code • 9.4.1.3.2 Reconfiguring a lot code – Emerging community zone – Transition precinct • **(New)** 9.4.1.3.3 Reconfiguring a lot code – Emerging community zone – Morayfield South • 9.4.2 Works code	Appendix A
Schedule 1 — Definitions, sections: • SC 1.1.1 - Defined activity groups	Appendix A
Schedule 2 – Planning Scheme Maps • Zone map (ZM41 - ZM42) • **(New)** Morayfield South Sub-Precinct Map • Overlay map - Active transport (OM41 - OM42 AT) • Overlay map - Building height (OM41 - OM42 HBH) • Overlay map - Bushfire hazard (OM01- OM76 BF) *(proposed consequential change to Notes in legend only)* • Overlay map - Environmental areas (OM41 - OM42 EA) • Overlay map - Environmental offset receiving areas (OM41 - OM42 EORA)	Appendix B

• Overlay map - Road hierarchy (OM41 - OM42 RH)	

Part 4 Explanatory statements

This part provides summary statements about each policy component of the proposed amendment.

Explanatory statement – Morayfield South Emerging Community Area

Background
Morayfield South is the City of Moreton Bay's second largest growth area and is estimated that 9,800 dwellings could be developed, with a resultant total population of approximately 26,000 people.

In 2016 at the commencement of the Moreton Bay Regional Council Planning Scheme, Morayfield South was included in the Emerging community zone - Transition precinct.

In September 2021, Council responded to significant and increasing development pressure in Morayfield South by adopting the TLPI No.02 of 2021 Morayfield South Emerging Community Area, which includes an Interim Structure Plan to guide development. Council resolved to remake the TLPI in September 2023 (TLPI 01/2023) for another two years until 16 September 2025. On 10 September 2025, Council further resolved to remake the TLPI, including updates in response to a Ministerial condition. The *Temporary Local Planning Instrument No. 2 of 2025 Morayfield South Emerging Community Area* (TLPI 02/2025) took effect from 17 September 2025 for 12 months.

The amendment provides a policy response to the TLPI. It has been informed by land use, infrastructure and environmental planning investigations and feedback received from the community during early (non-statutory) community consultation.

Refinements to the Interim Structure Plan
Since the introduction of the TLPI (and Interim Structure Plan) in 2021, Council has undertaken further detailed land use, infrastructure and environmental investigations. These investigations, as well as feedback received from the community during early (non-statutory) community consultation, have resulted in changes to aspects of the Interim Structure Plan, which Council has incorporated into the structure plan contained within the amendment. A review of development approvals and associated infrastructure agreements was also undertaken to ensure the structure plan appropriately reflects committed and acted upon development outcomes.

An overview of the resulting changes is listed below:

- changes to the extent of the environmental corridors, resulting in expanded areas where opportunities exist for restoration or protection of vegetation to reduce edge effects and increase land available for connected habitat. Other changes include reflecting the most-up-to-date State Government environmental mapping, aligning mapping with development approvals that have been acted upon, and changing the Indicative Environmental Links to either an Environmental Corridor or removing those that are not supported by local or state government mapping.
- introducing a road hierarchy including changes to the types of some roads that is necessary to accommodate future traffic demands. The proposed road link between Oakey Flat Road and Clark Road has also been removed in response to investigations that determined the removal of this link would not result in a negative impact on the surrounding road network and avoid crossing an environmental corridor. Other proposed refinements include the addition of off-road shared pathways adjacent to the Environmental Corridors to ensure key land uses such as schools, parks and shops are connected for walking and cycling.
- replacement of the 'Future Urban Investigation Precinct', including the proposed train station currently identified in the Planning Scheme, in response to detailed environmental assessment, analysis of operational requirements for train stations and advice from the State Government. The underlying Environmental Corridor has been retained and enhanced to reflect State Government environmental mapping and the balance area is proposed to be designated as Next generation neighbourhood sub-precinct. In light of the proposed amendment removing the proposed train station, the road hierarchy has been updated to ensure that the future roads in the area are compatible with the Department of Transport and Main Roads and Translink requirements for bus services and associated infrastructure.

- relocation of two of the four district recreation parks to better reflect Council standards for park locations and catchments and to align with previous development approvals.
- in response to feedback received during the early (non-statutory) community consultation, the re-location of the Hauton Road local centre and associated community to the corner of Hauton and Blewers Road.

Parts of the MBRC Planning Scheme 2016 affected

- Part 1 — About the planning scheme
  - 1.6 Building work regulated under the planning scheme
- Part 2 — State Planning Provisions
  - 2.1 State planning policy (included as a consequence of necessary changes in response to a Ministerial condition)
- Part 3 — Strategic framework
- Part 5 — Tables of assessment:
  - 5.5.3.2.2 Emerging community zone
  - 5.7 Categories of development and assessment - Building works
- Part 6 — Zones:
  - 6.2.3 Emerging community zone code
  - 6.2.3.2.2 Emerging community zone code – Transition precinct, Developed lots
  - **(New)** 6.2.3.3 Emerging community zone code – Morayfield South Precinct
    - 6.2.3.3.1 Emerging community zone code –Morayfield South Precinct, Developed lots
    - 6.2.3.3.2 Emerging community zone code –Morayfield South Precinct, Developable lots
- Part 9 — Development codes:
  - 9.3.1 Dwelling house code
  - 9.3.2 Residential uses code
  - 9.4.2 Works code
  - 9.4.1.3.2 Reconfiguring a lot code – Emerging community zone – Transition precinct
  - **(New)** 9.4.1.3.3 Reconfiguring a lot code – Emerging community zone – Morayfield South
- Schedule 1 - Definitions
- Schedule 2 – Mapping

Detailed drafting of the policy changes to the above parts and sections of the MBRC Planning Scheme 2016 is provided in **Appendix A**.

Explanatory statement – Designated Bushfire Prone Areas

Background

When giving approval in 2015 for Council to adopt its proposed planning scheme, the Minister identified that the MBRC Planning Scheme 2016 (the MBRC planning scheme) appropriately integrates, amongst other things, the "Natural hazards, risk and resilience" aspect of the previous State Planning Policy (July 2014) for bushfire. However, the July 2014 version of the State Planning Policy has subsequently been replaced by the July 2017 version (SPP July 2017).

As a "living document", the MBRC planning scheme is constantly under review for its operational integrity and effectiveness. In this regard, Council is currently completing (SPP 2017) comprehensive Flooding, Landslide and Bushfire Hazard Risk Assessments. As part of early investigations into the bushfire provisions within the MBRC planning scheme, the following was identified as a significant gap requiring an initial/ short-term planning scheme response:

- exemptions (for land in the Centre, General residential, Industry and Township zones) within the MBRC planning scheme's trigger for building certifiers to assess building works in designated bushfire prone areas, against the bushfire hazard related building assessment provisions of the National Construction Code (NCC).

Part 3, Section 7 of the Building Regulation 2021 set out expectations for, and the effect of, designation of 10 bushfire prone areas and under Section 7(1), specifically identifies that "A local government, may in a local planning instrument, designate all or part of its area as a designated bush fire prone area for the BCA or the QDC."

Mandatory "Performance Outcomes" and corresponding "Deemed-to-Satisfy provisions" for prescribed forms of building work are included in the National Construction Code (NCC). The "Deemed-to-Satisfy provisions" call up AS3959 requirements and relevant construction standards or where applicable, the NASH Standard for Steel Framed Construction in Bushfire Areas (2014).

Part 1, Table 1.6.1 of the MBRC planning scheme version 8 excluded land in the General residential, Township, Centre and Industry Zones from the designated Bushfire Prone Area. Consequently, the current trigger did not provide class 1-3 and class 10a buildings (i.e., residential buildings and outbuildings), as well as specific class 9 buildings prescribed in the NCC (i.e., health care, most education, and residential care buildings), with the protection of specified safety requirements for the construction of buildings in bushfire prone areas through the NCC.

Policy Directions

To support increased resilience and public safety through the delivery of more bushfire resilient outcomes, it was proposed to remove the current exemptions for land within the following zones from the designation of bushfire prone areas in Part 1, Table 1.6.1:

- Centre zone;
- General residential zone;
- Industry zone; and
- Township zone.

This adjustment also necessitates updating bushfire related references to building legislation in Table 1.6.1 and in the associated Notes in the zone and local plan codes. The adjustment also needs to be carried through to the Notes on the Overlay Maps - Bushfire Hazard for clarity and consistency purposes.

It is recognised that bushfire related building assessment provisions will continue to be triggered by the MBRC planning scheme's Bushfire Hazard Overlay Maps which reflects the State Planning Policy (July 2014) mapping. For an interim period, there will be a misalignment between the spatial application of building controls (using the planning scheme Bushfire Hazard Overlay Maps) and planning scheme controls for RaL and MCU (which must use the current 2017 State Planning Policy mapping until new State bushfire hazard mapping is released).

No changes to the mapped areas and hazard categories in the current planning scheme are proposed at this time until the State finalises its review of the 2017 Bushfire Prone Area mapping and adopts new bushfire hazard mapping under the State Planning Policy. It is understood the new State Planning Policy mapping may be imminent and as such, it is proposed to subsequently update the planning scheme's Bushfire Hazard Overlay mapping via an amendment to the current planning scheme upon its release.

At the time the new SPP mapping is adopted by the State, Council will address this misalignment between the planning scheme overlay mapping and the State Planning Policy mapping in an efficient manner and would seek to explore a streamlined pathway to incorporate the new mapping.

Parts of the MBRC Planning Scheme 2016 affected

- Part 1, Section 1.6 — Building work regulated under the planning scheme:
  - Table 1.6.1 Building assessment provisions in the planning scheme (entry for "designated bushfire prone areas" only)

Supporting consequential administrative changes:

- Part 6 — Zones:
  - Those Notes within the "Bushfire hazard" headers (only) of zone codes that reference the Building Regulation and/or AS3959 to update references to current versions and section numbers *(Note: These administrative amendments are not currently included in the proposed amendment)*
- Part 7 — Local plans:
  - Those Notes within the "Bushfire hazard" headers (only) of local plan codes that reference the Building Regulation and/or AS3959 to update references to current versions and section numbers *(Note: These administrative amendments are not currently included in the proposed amendment)*
- Schedule 2 - Mapping:
  - Overlay Maps - Bushfire Hazard (Notes to clarify the application of the mapping to the designation of bushfire prone areas for building works in accordance with Table 1.6.1)

Detailed drafting of policy changes to the above parts, sections, tables and maps of the *MBRC Planning Scheme 2016* is provided in **Appendix A** and **Appendix B**.

Part 5 – State Interest Review and Public Consultation

5.1 Changes to the amendment in response to the State interest review

On 14 August 2025, the Planning Minister gave notice to Council of the outcome of State interest review (SIR) and advised that Council may proceed to public consultation, subject to first satisfying five (5) Ministerial conditions. These conditions included changes to the proposed amendment instrument reviewed by the State, to achieve the following:

- *Conditions 1-3:* Make discrete administrative corrections to the SIR version of the proposed amendment to ensure clarity and accuracy of the proposed amendment instrument (e.g. given time past during the SIR, ensure the current (at the time of public consultation) version 7.1 of the planning scheme (commenced 31 October 2024) is reflected and to better aid navigation of the proposed amendment by updating numbering of Examples and amending headings as necessary);
- *Condition 4:* Specifically identify and protect future State school sites in Morayfield South, including on the draft Structure Plan and within a new 'Future State Schools' Sub-precinct of the overall Morayfield South Precinct (based on precise property descriptions of subject lots); and
- *Condition 5:* Amend Part 2 State planning provisions of the planning scheme to reflect that SPP 2017 for bushfire is not appropriately integrated into the planning scheme (so as to inform building certifiers, landowners and consultants that the bushfire hazard mapping as shown in the planning scheme is superseded by the current version of the State SPP bushfire mapping).

At its General meeting on the 8 October 2025 Council resolved to make changes to the Amendment Instrument (**Appendix A**) to satisfy the Minister's notice and conditions and to proceed to public consultation in accordance with Section 20 of the *Planning Act 2016* and Chapter 2, Part 4, Section 18 of the MGR. The following illustrates those parts of the proposed amendment changed in response to the Ministerial conditions:

Parts of the MBRC Planning Scheme 2016 affected in response to Ministerial conditions

- Part 1 – About the planning scheme
  - 1.6 Building work regulated under the planning scheme
- Part 2 – State Planning Provisions
  - 2.1 State planning policy (included as a consequence of necessary changes in response to Ministerial condition 5)
- Part 5 — Tables of assessment:
  - 5.5.3.2.2 Emerging community zone
  - 5.5.3.3 Morayfield South precinct
- Part 6 — Zones:
  - 6.2.3 Emerging community zone code
  - 6.2.3.2.2 Emerging community zone code – Transition precinct, Developed lots
  - 6.2.3.3 Emerging community zone code – Morayfield South Precinct
    - 6.2.3.3.1 Emerging community zone code - Morayfield South Precinct, Developed lots
    - 6.2.3.3.2 Emerging community zone code - Morayfield South Precinct, Developable lot
- Part 9 — Development codes:
  - 9.4.1 Reconfiguring a lot code
  - 9.4.1.3 Reconfiguring a lot code – Emerging community zone
  - 9.4.1.3.2 Reconfiguring a lot code – Emerging community zone – Transition precinct
  - 9.4.1.3.3 Reconfiguring a lot code – Emerging community zone – Morayfield South
- Schedule 2 – Mapping
  - Morayfield South Precinct – Sub-precincts

Detailed drafting of conditioned changes to the above parts and sections of the *MBRC Planning Scheme 2016* is provided in **Appendix A** and is to be read in conjunction with the drafting conventions set out in Part 6 below.

5.2 Changes made in response to submissions received during public consultation

During the public consultation period held from 13 October to 7 November 2025 (inclusive), 31 written submissions were received on the proposed amendment. In accordance with S20 of the *Planning Act 2016 and* Chapter 2, Part 4, section 18.3 of the Minister's Guidelines and Rules (MGR) a comprehensive review of all submissions received was undertaken. Submissions received were identified as follows in the Consultation report:

- No change – not specifically related to the proposed amendment
- No change – amendment related
- Proposed change – amendment related

Changes included discrete updates of an administrative and editorial nature, to improve the accuracy, legibility and currency of the amendment in response to submitter feedback and are outlined as follows:

Change 1:
Correcting drafting omissions in the proposed Morayfield South Precinct Code to incorporate standard Performance Outcomes (POs), which align with equivalent Requirements for Accepted Development already included in the proposed amendment. The POs proposed to be included relate to Waste (bins and bin storage areas), Site works and Construction management and mirror assessment benchmarks for the Next Generation Neighbourhood Precinct elsewhere in the city.

Change 2:
Administrative corrections of an editorial nature (throughout the amendment), which address:
- spelling and grammatical errors;
- duplicate content;
- incorrect numbering;
- identifying the new 'Morayfield south precinct' under the Emerging community zone in Parts 1.2 and 6.1 of the planning scheme; and
- standard setback table content (for the Emerging community zone, Transition precinct, (Developed lots) not displaying in full and identifying obsolete setback requirements proposed to be deleted.

Change 3:
Removal of the notation 'existing residential development' currently identified on the draft Morayfield South Structure Plan, which was intended to reflect the extent of established residential development in the area. However, the notation is now outdated and intended for information purposes only and does not inform development outcomes under the amendment

The following illustrates those parts of the planning scheme with changes made in response to submissions received during public consultation:

Parts of the MBRC Planning Scheme 2016 affected in response to submissions

- Part 1 – About the planning scheme
  - 1.2 Planning Scheme components
- Part 3 — Strategic framework
- Part 5 — Tables of assessment:
  - 5.5.3.3 Morayfield South precinct
- Part 6 — Zones:
  - 6.1 Preliminary
  - 6.2.3 Emerging community zone code
    - 6.2.3.2.2 Emerging community zone code – Transition precinct, Developed lots
    - 6.2.3.3 Emerging community zone code - Morayfield South Precinct
      - 6.2.3.3.1 Morayfield South Precinct, Developed lot
      - 6.2.3.3.2 Morayfield South Precinct, Developable lot
- Part 9 — Development codes:
  - 9.4.1.3.3 Reconfiguring a lot code – Emerging community zone – Morayfield South precinct (Updated Structure Plan inserted)

Detailed drafting of changes to the above parts and sections of the *MBRC Planning Scheme 2016* is provided in **Appendix A** and is to be read in conjunction with the drafting conventions set out in Part 7 below.

5.3 Consideration of whether changes to the proposed amendment were "significantly different"

Chapter 2, Part 4, Section 20.1 of the MGR states that if Council changes the proposed amendment and the changes result in the proposed amendment being 'significantly different' (having regard to Schedule 2 of the Minister's Guidelines and Rules (MGR) to the version released for public consultation), the Local Government must restart or repeat the public consultation required for the proposed amendment, in line with the requirements set out in the MGR.

The following provides an assessment into whether the changes to the proposed amendment were considered 'significantly different' from the proposed amendment that was subject to public consultation.
Schedule 2 of the MGR sets out requirements to make this determination, and states that:

'In considering whether the proposed instrument or amendment is significantly different, consideration must be given to the change in terms of its intent, extent and effect on both the land use outcomes as well as assessment requirements on individuals, and if the change has affected or altered any of the following -

a) a material planning issue, such as a policy position;
b) a significant proportion of the area or landowners covered by the proposed planning instrument;
c) a matter which is of public interest;
d) level of assessment;
e) the proposed instrument or proposed amendment, so that it is quite different to the version which was released for public consultation; or
f) any other matter the local government considers relevant.'

The following provides an assessment to explain why the changes to the proposed amendment were not considered 'significantly different'.

For the purpose of this assessment, reference to the following terms are as described below:

- Proposed amendment - refers to the amendment version that was publicly notified
- Proposed changes - changes to the post-consultation version of the amendment (noting other changes were made prior to this in response to Minister's conditions 1 to 5 immediately following State interest review).

5.4 Consideration of the change in terms of its intent, extent and effect on both the land use outcomes as well as assessment requirements on individuals

The proposed changes have been reviewed against the relevant considerations in Schedule 2 of the MGR and are not considered to result in the proposed amendment being significantly different to the publicly notified version of the amendment for the following primary reasons:

- the proposed policy intent of the *Major Amendment No.4 - Morayfield South Emerging Community Area (TLPI Response) and Designated Bushfire Prone Areas* remains the same as that publicly notified, (i.e. the material planning issues have not changed);
- no changes are proposed to levels of assessment; and
- the additional proposed changes were discrete, nuanced adjustments to correct administrative and editorial issues raised during public consultation.

Part 6 Proposed amendment and supporting material

6.1 Electronic copy of the proposed amendment

An electronic copy of the amendment is provided in the format of PDF versions of the relevant parts and sections of the *MBRC Planning Scheme 2016* in **Appendix A**. These parts and sections of the planning scheme have been appended in their entirety in accordance with DSDIP advice.

Planning for liveable communities and housing
• Housing supply and diversity • Liveable communities
Planning for economic growth
• Agriculture • Development and construction • Mining and extractive resources • Tourism
Planning for the environment and heritage

• Biodiversity • Coastal environment • Cultural heritage • Water quality
Planning for safety and resilience to hazards
• Emissions and hazardous activities • Natural hazards, risk and resilience
Planning for infrastructure
• Energy and water supply • Infrastructure integration • Transport infrastructure • Strategic airports and aviation facilities • Strategic ports

ShapingSEQ

Goal 1: Grow	Element 1: Efficient land use
	Element 2: Focusing residential density
	Element 3: New communities
	Element 4: Housing diversity

Goal 3: Connect	Element 1: An efficient movement system
	Element 2: Active transport
	Element 3: Integrated planning
	Element 4: Prioritised infrastructure investment

Goal 4: Sustain	Element 2: Biodiversity
	Element 3: Koala conservation
	Element 7: Health and wellbeing
	Element 8: Fairness
	Element 9: Climate change
	Element 10: Safety
	Element 11: Affordable living

Goal 5: Live	Element 1: Valuing good design
	Element 2: Working with the weather
	Element 3: Inspiration from local character
	Element 4: Working with natural systems
	Element 5: Creating legible and connected streets and spaces
	Element 6: Embedding opportunities for adaptation and change
	Element 7: The power of place-making

6.2 Relevant mapping

Mapping adjustments have been made to the following planning scheme maps in **Appendix B** to reflect the land use, infrastructure and environmental outcomes expressed on the structure plan and to reflect all Ministerial conditions:

Morayfield South Emerging Community Area (TLPI Response)

- Strategic Framework Map 3.6.1 – Settlement pattern
- Strategic Framework Map 3.11.1 - Regional infrastructure
- Strategic Framework Map 3.13.1 – Regional planning areas
- Strategic Framework Map 3.13.2 - Caboolture planning area
- Strategic Framework Map 3.14.1 - Moreton Bay Regional Council Place Model
- Zone map (ZM41 - ZM42)
- Morayfield South Precinct - Sub Precincts
- Overlay map - Active transport (OM41 - OM42 AT)

- Overlay map - Building heights (OM41 - OM42 HBH)
- Overlay map - Environmental areas (OM41 - OM42 EA)
- Overlay map - Environmental offset receiving areas (OM41 - OM42 EORA)
- Overlay map - Road hierarchy (OM41 - OM42 RH)

Designated Bushfire Prone Areas

- Overlay map - Bushfire hazard (OM01- OM76 BF) *(consequential changes to Notes in legend only)*

These maps have been provided in PDF and ESRI layer (shapefile and Geodatabase) formats.

6.3 Other information considered relevant

No other information is relevant to include with the amendment.

Part 7 Drafting guidelines – how changes are illustrated

Changes to the *MBRC Planning Scheme 2016* are documented in the format of marked-up versions of the relevant planning scheme parts or sections provided in their entirety. The marking-up of changes is indicated by the conventions outlined below.

7.1 Changes shown following public consultation (response to submissions)

Planning scheme document

The changes made to the amendment (i.e. to the public consultation version of the proposed amendment) as a consequence of submissions received during public consultation, appear within **Appendix A** as follows:

- Black text with green highlight - for new text added post public consultation;
- ~~Red text with green highlight strikethrough~~ - for text deleted post public consultation.

The changes made to the amendment to satisfy Ministerial conditions 4 and 5 will continue to appear as follows:

- Black text with aqua blue highlight - for new text added post-State interest review.
- ~~Red strikethrough text with aqua highlight~~ - for text deleted post State interest review.

Drafting guidelines have not been applied for Ministerial conditions requiring only administrative corrections not affecting policy content (i.e. Conditions 1-3).

The changes considered during State Interest Review, which remain unchanged following the public consultation and Ministers consideration stage, will continue to appear as follows:

- black text with yellow highlight for proposed new text
- ~~red text with strikethrough~~ for proposed deleted text.

Planning scheme maps

Changes to maps are reflected in the map proper, which is embedded within relevant marked-up planning scheme parts or sections. The marking-up of changes is as follows:

- yellow border surrounding proposed new map and a yellow tick (✓) within the map frame and, additionally, red text within a grey shaded text box on the new map stating:

  New Map to be inserted

Planning scheme figures

Changes to figures are reflected in the figure proper, which is embedded within relevant marked-up planning scheme parts or sections. The marking-up of changes following public consultation stage and Ministers consideration is as follows:

- red text – **Figure to be removed (or replaced)** – above the existing figure and a red cross (✗) across the existing figure

- yellow border
  surrounding any new figure and red text within a grey shaded text box above or below the new figure stating:

  New Figure to be inserted

- blue border surrounding updated figure to indicate changes to satisfy Ministerial Conditions at the Public Consultation stage and cross (✗) to indicate figure has been updated (post consultation).
- green border surrounding updated figure (post consultation) and a green tick (✓) within the map frame to indicate change.

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Appendix A



Proposed amendments to relevant parts of the planning scheme

Moreton Bay Regional Council Planning Scheme 2016
Major Amendment No. 4: Morayfield South Emerging Community Area (TLPI Response) and Designated Bushfire Prone Areas

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Part 1



About the Planning Scheme

Moreton Bay Regional Council Planning Scheme 2016
Major Amendment No. 4:
Morayfield South Emerging Community Area (TLPI Response) and Designated Bushfire Prone Areas

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1.2 Planning scheme components

1. The planning scheme comprises the following components:
    a. about the planning scheme;
    b. state planning provisions;
    c. the strategic framework;
    d. the local government infrastructure plan;
    e. tables of assessment;
    f. the following zones:
        i. Centre zone
            A. Caboolture centre precinct
            B. Morayfield centre precinct
            C. Strathpine centre precinct
            D. District centre precinct
            E. Local centre precinct
            F. Specialised centre precinct
        ii. Community facilities zone
            A. Abbey precinct
            B. Airfield precinct
            C. Utilities precinct
            D. Lakeside precinct
            E. Special use precinct
        iii. Emerging community zone
            A. Interim precinct
            B. Transition precinct
            C. Morayfield South precinct
        iv. Environmental management and conservation zone
        v. Extractive industry zone
        vi. General residential zone
            A. Coastal communities precinct
            B. Suburban neighbourhood precinct
            C. Next generation neighbourhood precinct
            D. Urban neighbourhood precinct
        vii. Industry zone
            A. Mixed industry and business precinct
            B. Light industry precinct
            C. General industry precinct
            D. Restricted industry precinct
            E. Marine industry precinct
        viii. Limited development zone
        ix. Recreation and open space zone
            A. Sport and recreation precinct
        x. Rural zone
            A. Agriculture precinct
            B. Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct
            C. Hamlet precinct
            D. Rural living investigation precinct
            E. Woodfordia and abbey surrounds precinct
        xi. Rural residential zone
        xii. Township zone
            A. Township centre precinct
            B. Township convenience precinct
            C. Township residential precinct
            D. Township industry precinct
    g. the following local plans:
        i. Redcliffe Kippa-Ring local plan

A. Redcliffe seaside village precinct
B. Kippa-Ring village precinct
C. Kippa-Ring station precinct
D. Local services precinct
E. Health precinct
F. Interim residential precinct
G. Sport and recreation precinct
H. Open space and recreation precinct

ii. Woodfordia local plan

A. Festival valley precinct
B. Event support precinct
C. Eastern precinct
D. Camping precinct

iii. Caboolture West local plan

A. Urban living precinct
B. Town centre precinct
C. Enterprise and employment precinct
D. Green network precinct
E. Rural living precinct

h. the following overlay codes:
   i. Coastal hazard
   ii. Flood hazard
i. the following overlays without codes:
   i. Acid sulfate soils
   ii. Active transport
   iii. Building heights
   iv. Bushfire hazard
   v. Community activities and neighbourhood hubs
   vi. Environmental areas
   vii. Environmental offset receiving areas
   viii. Extractive resources
   ix. Heritage and landscape character
   x. Infrastructure buffers
   xi. Landslide hazard
   xii. Overland flow path
   xiii. Riparian and wetland setbacks
   xiv. Road hierarchy
   xv. Rural residential lot sizes
   xvi. Scenic amenity
   xvii. Stormwater catchments
   xviii. Transport noise corridors
   xix. Walking distance (Centre)
   xx. Walking distance (Train station)
j. the following development codes:
   i. Codes for uses and associated works that do not comply with the limits set in Schedule 6 of the regulation.
      A. Community residence code
      B. Forestry for wood production code
   ii. Use codes
      A. Dwelling house code
      B. Residential uses code
   iii. Other development codes
      A. Reconfiguring a lot code
      B. Works code
      C. Site earthworks code
      D. Advertising devices code
k. the following other plans:

i. Mango Hill Infrastructure Development Control Plan
ii. The Mill at Moreton Bay Priority Development Area (PDA) Development Scheme

l. schedules and appendices.

2. The following planning scheme policies support the planning scheme:
   a. Planning scheme policy - Acid sulfate soils
   b. Planning scheme policy - Advertising devices
   c. Planning scheme policy - Bushfire prone areas
   d. Planning scheme policy - Caboolture concept plan
   e. Planning scheme policy - Caboolture West Local Plan - Neighbourhood Development Plan No.1 (NDP1)
   f. Planning scheme policy - Centre and neighbourhood hub design
   g. Planning scheme policy - Economic impact assessment
   h. Planning scheme policy - Environmental areas and corridors
   i. Planning scheme policy - Extractive industry
   j. Planning scheme policy - Flood hazard, coastal hazard and overland flow
   k. Planning scheme policy - Heritage and landscape character
   l. Planning scheme policy - Integrated design
   m. Planning scheme policy - Landslide hazard
   n. Planning scheme policy - Neighbourhood design
   o. Planning scheme policy - Noise
   p. Planning scheme policy - Operational works inspection, maintenance and bonding procedures
   q. Planning scheme policy - Residential design
   r. Planning scheme policy - Stormwater management
   s. Planning scheme policy - Township character
   t. Planning scheme policy - Integrated transport assessment
   u. Planning scheme policy - Waste
   v. Planning scheme policy - Woodfordia transport and access management

Editor's note - The following provisions within the Regulation and other legislation are also applicable to development assessment for which the Council is the assessment manager:

- Development in koala habitat area - Assessment benchmarks, Schedule 11 of the Planning Regulation 2017
- Certain forms of reconfiguring a lot and associated works - assessment benchmarks, Schedule 12 of the Planning Regulation 2017
- Material change of use and associated works for cropping where forestry for wood production - assessment benchmarks, Schedule 15 of the Planning Regulation 2017
- Brothel - Assessment benchmarks, Schedule 3 of the Prostitution Regulation 2014
- Levee - Schedule 10 of the Water Regulation 2016
- Environmentally relevant activity - Assessment benchmarks, section 19B(2) Environmental Protection Regulation 2008

Tidal works - Assessment benchmarks, Schedule 4A of the Coastal Protection Management Regulation 2003.

1.6 Building work regulated under the planning scheme

1. Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect of. This restriction only applies to the extent the development application for the building work is limited by the Regulation to assessment against the building assessment provisions.
2. The building assessment provisions are listed in section 30 of the *Building Act 1975*.

   Editor's note - The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or where the building work is categorised as accepted development subject to requirements, the requirements applicable to work of that development category (see also section 31 of the *Building Act 1975*).

3. This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

   Editor's note - The *Building Act 1975* permits planning scheme to:
   - regulate, for the *Building Code of Australia* (BCA) or the *Queensland Development Code* (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). For example, building height space for on-site parking. It may also regulate other matters, such as designating floor levels of habitable rooms in flood areas, designating areas as being subject to bushfire hazard, noise corridors and end-of trip facilities;
   - deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
   - specify alternative planning scheme provisions under section 33 of the *Building Act 1975*. This relates to alternative design solutions for boundary clearance and site cover provisions MP 1.1, 1.2 and 1.3 of the QDC.

   Refer to Schedule 9 of the Regulation to determine when building work for the Building Act is assessable development, the category of assessment and details of any referrals applying to the building work.

4. The building assessment provisions are contained in the following parts of this planning scheme:

Table 1.6.1 Table 1.6.1 Building assessment provisions in the planning scheme

Building assessment matter in the planning scheme	**Section of the planning scheme**
Designation of bushfire prone area for the BCA or QDC (*Building Act 1975* section 32(a) and *Building Regulation 2021* section 7). ~~Except for the following, t~~The areas shown on Overlay map - Bushfire hazard as Very high potential bushfire intensity, High potential bushfire intensity, Medium potential bushfire intensity, and Potential impact buffer, are designated bushfire prone areas for section 7 of the Building Regulation 2021. ~~a. land in the Centre zone;~~ ~~b. land in the General residential zone;~~ ~~c. land in the Industry zone;~~ ~~d. land in the Township zone.~~	Schedule 2: a. Overlay map - Bushfire hazard
Designation of flood hazard area (Building Act 1975 section 32(a) and Building Regulation 2021 section 8)	Schedule 2: Land identified in the Flood planning area of the Flood hazard overlay on the Flood hazard overlay map
Declaration of the following within the Medium and High risk areas of the Flood planning area: a. The defined flood event; b. The maximum flow velocity of water; c. A freeboard that is more than 300mm;	Flood hazard overlay code Note - All of the relevant building assessment provisions prescribed under part MP3.5 of the Queensland Development Code apply to development within the Medium and High risk areas of the Flood planning area. Except where in a Drainage Investigation Area and the land has been filled to the

d. Finished floor level of Class 1 buildings in a flood hazard area	required level specified in the relevant Drainage master plan. Finished floor levels have also been set for other than Class 1 buildings. Please refer to the Flood hazard overlay code for further information.
Declaration of the following within the Balance flood planning area of the Flood planning area: a. Finished floor level of Class 1 buildings; b. A freeboard that is more than 300mm	Column 3 (Flood planning level) of Table 8.2.2.3 of the Flood hazard overlay code. Note - The relevant building assessment provisions prescribed under the Queensland Development Code specifically for buildings in flood hazard areas do not apply to development within the Balance area of the Flood planning area. Finished floor levels have also been set for other than Class 1 buildings. Please refer to the Flood hazard overlay code for further information.
Alternative provisions to QDC boundary clearance and site cover provisions for a dwelling house, including a class 10 building or structure. (*Building Act 1975* section 33)	Section 6.2.10 Rural zone code Section 6.2.11 Rural residential zone code Section 9.3.1 Dwelling house code • RADs and performance outcomes identified by 'notes' as a "*planning scheme matter*".
Planning scheme provisions about performance criteria 4, 5, 7, 8 and 9 under QDC part 1.1 or QDC part 1.2 for a dwelling house, including a class 10 building or structure. (*Building Regulation 2021* section 6)	Section 6.2.10 Rural zone code Section 6.2.11 Rural residential zone code Section 9.3.1 Dwelling house code • RADs and performance outcomes identified by 'notes' as a "*planning scheme matter*".
Amenity and aesthetic provisions for a dwelling house, including a class 10 building or structure. (*Planning Regulation 2017,* schedule 9, Part 3, Division 2, Table 1)	Section 6.2.10 Rural zone code Section 6.2.11 Rural residential zone code

5. Under schedule 9 of the Planning Regulation 2017, Council has a role as a concurrence agency for particular applications for building work made assessable under the Building Act 1975. Where this concurrence role applies, non-compliance with a “requirement for accepted development” (RAD) will not trigger a code assessable application to Council for assessment against the planning scheme. Instead, the matter will be assessed through the concurrence process. In some instances, this planning scheme uses that concurrence agency role as a replacement for triggering assessable development. However, that is limited to those instances where the relevant tables in section 5.5 allocate “accepted development” as the category of development, and prescribed applicable “requirements for accepted development” (RADs) in column 3 of the table, but compliance with one or more of the “concurrence agency issues” identified in the applicable RADs were not satisfied by the particular proposal.
6. Concurrence agency issues within the planning scheme are identified in “concurrence agency issues for building work” tables and by ‘notes’ within the following planning scheme codes:
   - Section 6.2.3 - Emerging community zone code
   - Section 6.2.10 - Rural zone code
   - Section 6.2.11 - Rural Residential zone code
   - Section 6.2.12 - Township zone code
   - Section 9.3.1 - Dwelling house code

MBRC Planning Scheme
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Part 2



State planning provisions

Moreton Bay Regional Council Planning Scheme 2016
Major Amendment No. 4:
Morayfield South Emerging Community Area (TLPI Response) and Designated Bushfire Prone Areas

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2 State planning provisions

2.1 State planning policy

The Minister has identified that the State Planning Policy (July 2014) is integrated in the Moreton Bay Regional Council Planning Scheme in the following ways:

Aspects of the State Planning Policy appropriately integrated:

- Guiding principles
- Liveable communities and housing
  - Liveable communities
  - Housing supply and diversity
- Economic growth
  - Agriculture
  - Development and construction
  - Mining and extractive resources
  - Tourism
- Environment and heritage
  - Biodiversity
  - Coastal environment
  - Cultural heritage
  - Water quality
- Safety and resilience to hazards
  - Emissions and hazardous activities
  - Natural hazards, risk and resilience (flood, ~~bushfire,~~ landslide, coastal hazards - storm tide inundation areas)
- Infrastructure
  - Energy and water supply
  - State transport infrastructure
  - Strategic airports and aviation facilities

Aspects of the State Planning Policy not appropriately integrated:

- Natural hazards, risk and resilience
  - Coastal hazards (Erosion Prone Areas)
  - Bushfire

Aspects of the State Planning Policy not relevant to Moreton Bay Regional Council:

- Infrastructure
  - Strategic ports

Editor's note - The Coastal Hazard Overlay (Erosion Prone Area) shows erosion prone areas based on mapping dated 21 January 2015. On 8 July 2015, the State Government declared new erosion prone areas based on a projected sea level rise of 0.8 metre by 2100. Although the majority of erosion prone areas are shown in the Coastal Hazard Overlay, the SPP mapping prevails over the planning scheme to the extent of any inconsistencies. Applicants are required to check the SPP Interactive Mapping System to determine whether a property is in an erosion prone area. The SPP Interim development assessment requirements for Natural hazards, risk and resilience apply to properties included in an erosion prone area on the SPP Interactive Mapping System but not on the Coastal Hazard Overlay (Erosion Prone Area). Moreton Bay Regional Council will complete a localised Erosion Prone Area study in due course and will accordingly update the Moreton Bay Regional Council Planning Scheme.

Editor's note — The July 2014 version of the State Policy has been superseded by the July 2017 version. Section 2.1 will be updated once the Minister has given advice on which aspects of the SPP (July 2017) have been appropriately integrated in this version of the planning scheme.

Editor's note — In accordance with section 8(4)(a) of the Act the State Planning Policy applies to the extent of any inconsistency.

2.2 Regional plan

The Minister has identified that the Moreton Bay Regional Council Planning Scheme, specifically the strategic framework, appropriately advances the *South East Queensland Regional Plan 2009-2031*, as it applies in the planning scheme area.

Editor's note — The South East Queensland Regional Plan was being reviewed at the time that this alignment amendment was being prepared. Section 2.2 will be updated once the new SEQ Regional Plan comes into effect and the Minister has given advice on whether or not this planning scheme appropriately advances the new Regional Plan.

2.3 Referral agency delegations

A number of Schedules within of the Regulation identify referral agencies for certain aspects of development. The referral agencies identified in column 2 of Table 2.3.1 have delegated their referral agency jurisdiction for development applications described in column 1 to Moreton Bay Regional Council:

Table 2.3.1—Delegated referral agency jurisdictions

Table 2.3.1

Column 1	**Column 2**	**Column 3**
Application involving	**Referral agency and type**	**Referral agency assessment matters**
Nil	Nil	Nil

Editor's note - If Council is the assessment manager and also has a referral agency delegation for the same application, the applicant is not required to refer the application to 'the delegating referral agency' listed in the Schedules of the Regulation. The Local Government will undertake both assessment roles concurrently.

2.4 Regulated requirements

As permitted by section 5(2)(a) of the *Planning Regulation 2017*, the regulated requirements for local planning instruments set out in sections 6, 7 and 8 of the Regulation are not reflected in this planning scheme.

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Part 3



Strategic Framework

Moreton Bay Regional Council Planning Scheme 2016
Major Amendment No. 4:
Morayfield South Emerging Community Area (TLPI Response) and Designated Bushfire Prone Areas

CITY OF MORETON BAY

3.6 Settlement pattern and urban form

Theme

A compact urban structure of existing and new well planned walkable neighbourhoods, contiguous with and interconnected to established neighbourhoods and supported by a network of accessible and convenient centres and transit corridors linking residential areas to employment locations establishes the context for achieving a consolidated settlement pattern and urban form.

The Community Plan vision for the Region includes the provision of housing and infrastructure, more localised employment centres and productive rural areas, served by an integrated transport system to support population growth and lifestyle while maintaining a sense of community and the diversity of rural, urban and coastal places across the Region. The vision also includes well designed built form and public space and safe walkable neighbourhoods within a network of healthy natural areas. Council's future strategic planning to accommodate population growth also sits within the framework of the SEQ Regional Plan and seeks to apply the principles and policies of the SEQ Regional Plan to determine the Region's long term urban form. The form and structure of this urban settlement influenced by Council's vision for the future and the SEQ Regional Plan will have an important and long term impact on the quality of life of residents and the health of the local economy.

A strong concept running through the Community Plan which became evident through the amalgamation process is the diversity of places that make up the Moreton Bay Region. The emphasis in the Community Plan is to make the Moreton Bay Region a better place to live work and play. This encompasses a Region made up of diverse urban, rural and coastal places with a diverse economy, and healthy natural areas in which the many communities of the Region have opportunity for participation in community life. It also envisages a Region of safe public spaces providing opportunities for people to participate in community life, and develop a strong sense of place and community pride. A Region in which the diverse places are well connected.

One of the tools available to Council to facilitate planning for the Region is the SEQ Place Model. (3.8) This tool is based on the idea that the settlements of the Region can be understood as a series of place types. Each place type is recognisable by its function, including related and compatible land uses, intensity, special qualities and character. The SEQ Place Model is useful for promoting a more compact urban form, more diverse housing, walkable neighbourhoods, mixed use communities, access to transportation choices, and protection of the natural environment. Council has endorsed the use of the SEQ Place Model in the preparation of the planning scheme. In applying the SEQ Place Model to the Region, Council has sought to expand the concept of place types to encompass the wide variety of places that make up the Region and incorporate the strategic outcomes Council is seeking to achieve across the Region. This expanded model is known as the Moreton Bay Regional Council (MBRC) Place Model.

The images in Figure 3.6.1 illustrate the variety of places across the Region.

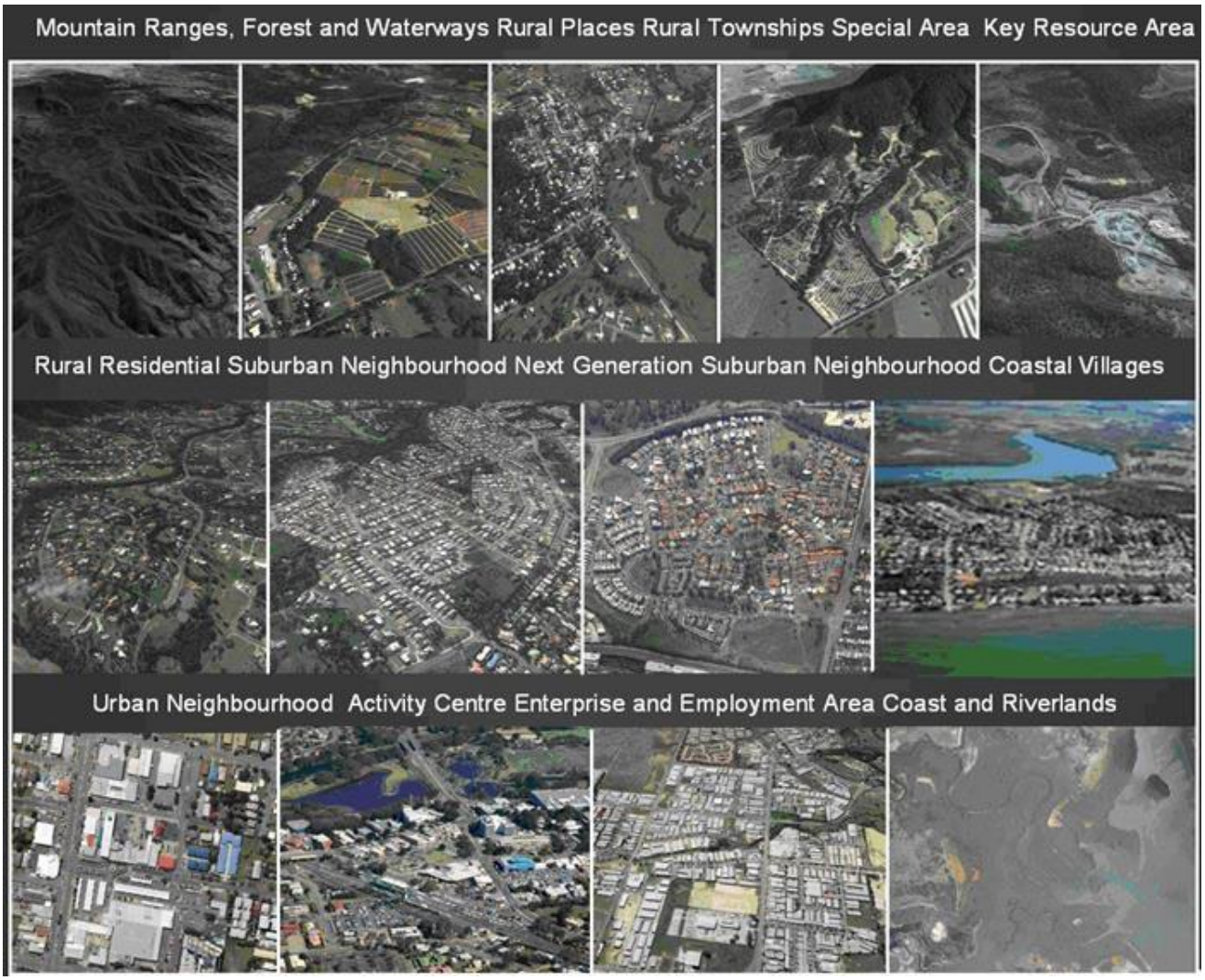


Figure 3.6.1

The functional place types are:

1. The mountain ranges, forests and waterways associated with the D'Aguilar, Blackall and Conondale Ranges and including the hamlets of Mt Glorious, Mt Nebo, and Mt Mee;
2. The rural areas extending from Samford, Dayboro, Woodford, Bellthorpe, Wamuran, Elimbah, and to the Pumicestone Passage;
3. The rural townships of Samford, Dayboro, Woodford, Wamuran and D'Aguilar;
4. Key extractive resource areas and extractive industries at Beachmere, Bracalba, Meldale, Donnybrook, Narangba, Whiteside, Brendale and Ningi;
5. Special areas such as Woodfordia, Lakeside, Old Petrie Town, Abbey Museum, airports, harbours, Caboolture Historical Village and Queensland State Equestrian Centre;
6. Rural residential areas;
7. Suburban, Next generation and Urban areas extending from the Hills District to Caboolture and east to Redcliffe and Bribie;
8. Activity centres including specialised centres, local centres, district centres and higher order centres (major regional activity centres(3.9) and principal regional activity centre (3.10));
9. Enterprise and employment areas at Brendale, Lawnton, Everton Hills, Kallangur, Clontarf, Narangba, Dakabin, Deception Bay, Burpengary, Morayfield, Caboolture and Elimbah East;

10. Coastal communities at Pumicestone Passage and Deception Bay including Toorbul, Donnybrook, Beachmere; and
11. Coast and riverland areas around Bribie Island, Deception Bay, Bramble Bay and Hays Inlet and along the waterways of Caboolture River, Burpengary Creek, Saltwater Creek, Freshwater Creek, the Pine River, the North Pine and South Pine Rivers.

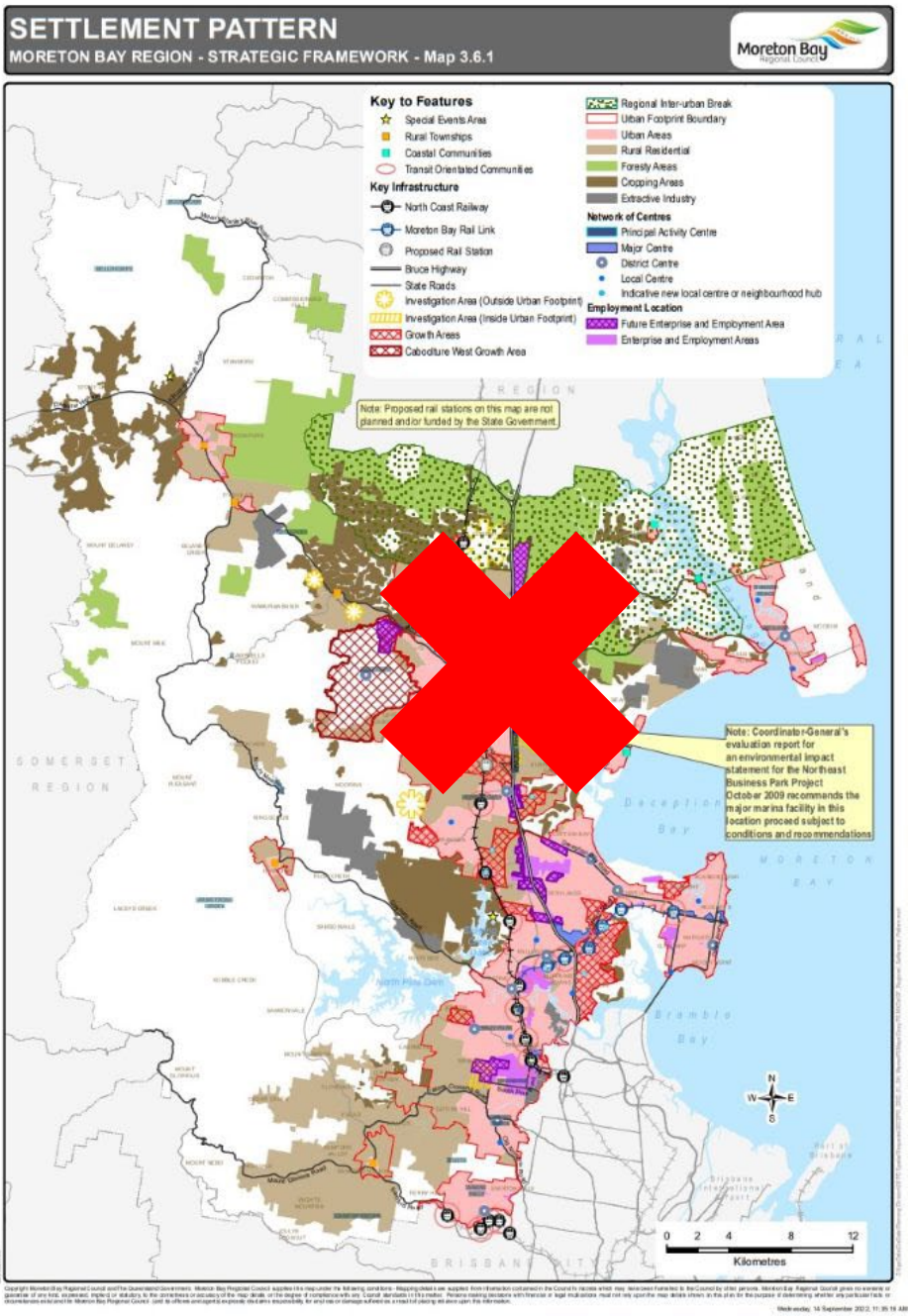
The urban corridor will be developed as a series of places characterised by a mix of activities, range of functions with attention being paid to each area's unique personality or character. The existing and proposed activities in these places are clustered together to form neighbourhoods and districts. Some will have special functions such as a centre for enterprise and employment activity or a higher order centre providing higher order services to a district or sub-region. Some of these urban places will be encouraged to develop as mixed use walkable neighbourhoods connected by transit to adjacent centres and the rail system. Some places will remain largely unchanged in the foreseeable future from what they are today. Others will be targeted for growth and change and stimulated to accommodate population and employment growth through sustainability and urban design principles and delivery of new infrastructure and/or augmentation of existing infrastructure.

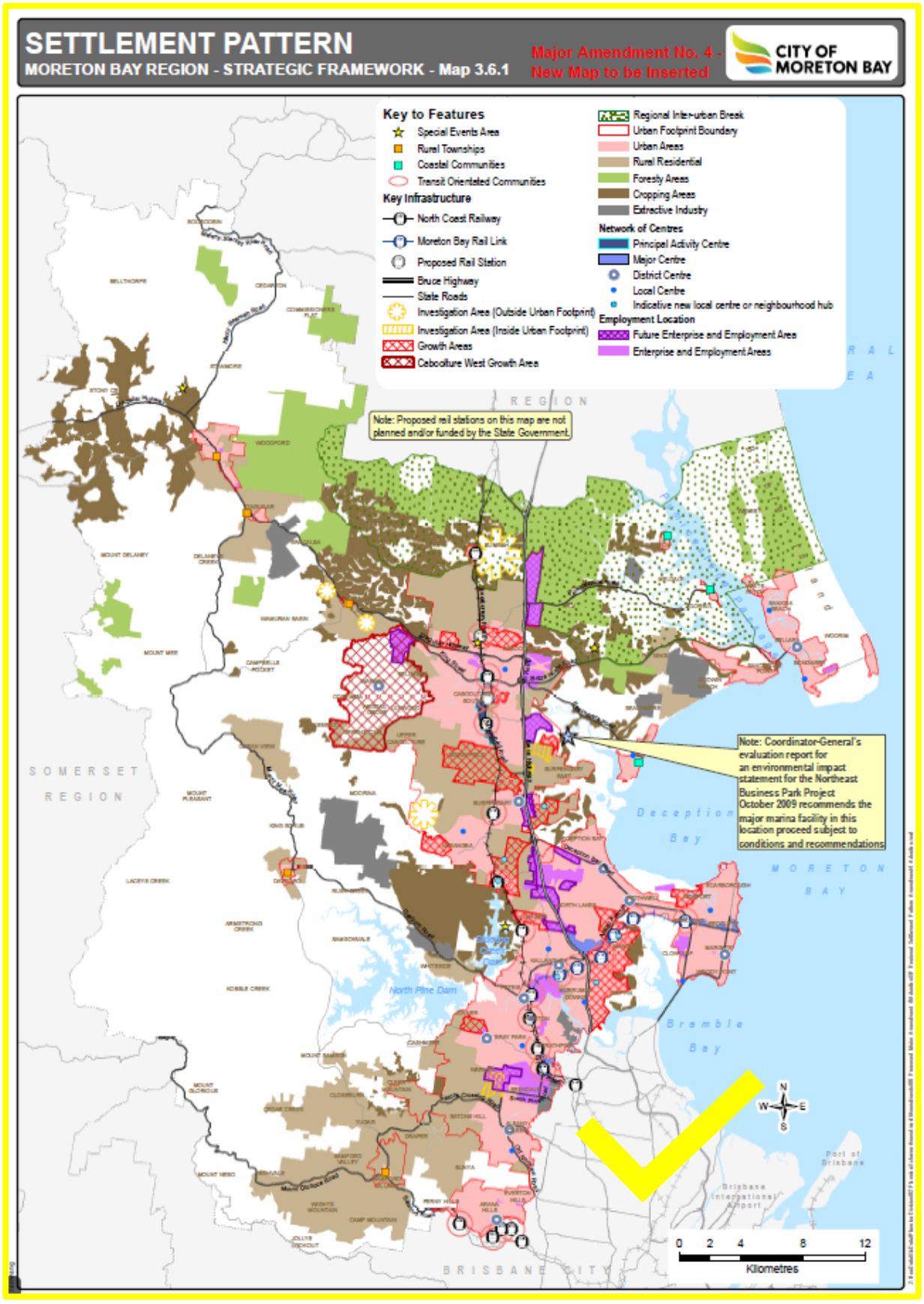
The rural areas together with their rural townships will also be encouraged to become more self contained in terms of economic activities and housing choices available to existing and future residents while retaining the environmental and scenic landscape values and the health of the ecosystem services in these area. Natural resources such as quarry materials, highly productive agricultural land and water supplies will also be protected. Measures will be put in place to allow the long term use of these resources to continue.

This approach to accommodating growth will also entail a greater focus on the health and safety of existing and future communities through measures designed to protect people from the impacts of natural hazards, now and in the future and directing growth away from higher risk areas.

Key features of the settlement pattern of the Region are depicted on Map 3.6.1 - Settlement Pattern. (3.11)(3.12)

Map to be replaced




SETTLEMENT PATTERN
MORETON BAY REGION - STRATEGIC FRAMEWORK - Map 3.6.1
Major Amendment No. 4 - New Map to be Inserted
CITY OF MORETON BAY
Key to Features
Special Events Area
Rural Townships
Coastal Communities
Transit Oriented Communities
Key Infrastructure
North Coast Railway
Moreton Bay Rail Link
Proposed Rail Station
Bruce Highway
State Roads
Investigation Area (Outside Urban Footprint)
Investigation Area (Inside Urban Footprint)
Growth Areas
Caboolture West Growth Area
Regional Inter-urban Break
Urban Footprint Boundary
Urban Areas
Rural Residential
Forestry Areas
Cropping Areas
Extractive Industry
Network of Centres
Principal Activity Centre
Major Centre
District Centre
Local Centre
Indicative new local centre or neighbourhood hub
Employment Location
Future Enterprise and Employment Area
Enterprise and Employment Areas
Note: Proposed rail stations on this map are not planned and/or funded by the State Government.
Note: Coordinator-General's evaluation report for an environmental impact statement for the Northeast Business Park Project October 2009 recommends the major marina facility in this location proceed subject to conditions and recommendations
SOMERSET REGION
BRISBANE CITY
Deception Bay
MORETON BAY
Bramble Bay
North Pine Dam
0 2 4 8 12
Kilometres

3.6.1 Strategic Outcomes

3.6.1 Strategic Outcome - Compact urban form within the urban footprint

A more compact urban form is developed within the urban footprint by a program of urban design and sustainability principles aimed at increasing the jobs and people per hectare in targeted locations (to help achieve Council's long term 70% local employment target), creating walkable communities, and a viable quality transit system.

1. A more efficient land use and development pattern will be achieved progressively over time by:
    a. limiting new urban development occurring outside the Urban Footprint to land in an Identified Growth Area and part of new master planned walkable and transit based neighbourhoods which are contiguous with existing neighbourhoods wherever possible;
    b. encouraging more intense development and a greater mix of uses at targeted locations within the Urban Footprint;
    c. requiring new development to be integrated into existing neighbourhoods in a spatially cohesive manner to help create walkable communities with an emphasis being placed on active transport and access by transit; and
    d. directing growth away from areas of higher risk of natural hazards, given that urban land allocations outside these areas are sufficient to accommodate growth beyond the life of the planning scheme.
2. Ensure that new development and redevelopment in established urban areas reinforces the strengths and individual character of the urban area in which the development occurs;
3. Target growth in locations within the Urban Footprint in growth areas and in investigation areas that provide superior transportation choices or otherwise reduce car use, particularly through supporting growth in targeted established urban areas and redevelopment in and around existing urban centres and along priority transit networks and other high-frequency transit corridors;
4. Within the Urban Footprint, Council will consolidate and maintain rural residential development in the identified rural residential areas in locations where this form of development will not compromise the orderly, progressive and efficient expansion of the urban area and its associated infrastructure networks;(3.13)
5. Development in the Urban Footprint, in growth areas and in investigation areas protects agricultural land outside the Urban Footprint with the onus of buffering placed on land in the Urban Footprint, growth areas and in investigation areas.
6. New industrial land uses are appropriately separated from sensitive land uses; and
7. New development including sensitive land uses recognises existing industrial development and includes appropriate separation measures.

3.6.2 Strategic Outcome - Network of centres

A strong network of activity centres with well designed public and civic spaces, and active frontages that provide a focal point for compact, self-contained and diverse communities and convenient access to an appropriate mix of businesses, services, community facilities, recreation, entertainment and employment opportunities and provided with convenient access by a quality public transport and active transport system.

1. Include a broad mix of land uses in activity centres appropriate to each centre's role and function in the network - higher order centres (principal and major regional activity centres), district and local centres - and structure them as mixed-use centres in a predominantly main-street format to best serve their surrounding communities;
2. Connect well designed higher order activity centres and district activity centres to surrounding local centres and neighbourhood hubs by feeder transit services and to other major centres by high frequency transit services; (3.14)
3. Encourage mixed-use development in centres along the transit corridors;

4. Ensure that new State Government facilities for health, education, justice, community and administration and employment activities are located within the Region's higher order centres;
5. Ensure optimal use of transport and service availability in higher order activity centres and corridors by delivering appropriate residential densities and by maximising business location opportunities;
6. Develop new viable local centres through possible new neighbourhood plans(3.15) in appropriate locations in walkable neighbourhoods with street-fronting retail and non-retail commercial layouts instead of enclosed or parking-lot dominant retail formats;
7. Provide activity centres with attractive, high-amenity public spaces at locations that encourage and support social interaction, casual meeting and healthy and active lifestyles;
8. Transform activity centres that are dominated by enclosed retail into a main-street format as redevelopment occurs by including active street frontages, car parking areas behind active frontages, integrating development with surrounding public spaces and activities, and introducing more employment opportunities and a wider range of services; and
9. Specialised centres consist of a limited mix of uses of a bulky goods nature. These centres are designed to address the adjoining street network while also designing the centre around an internal main street.

3.6.3 Strategic Outcome - North Lakes

An attractive, safe, convenient, efficient and sustainable new town housing approximately 25,000 people together with a major shopping centre and a wide range of employment opportunities and community, education and recreation facilities continues to be developed at North Lakes.

1. The process of integrated and comprehensive master planning and infrastructure provision as set out in the Mango Hill Infrastructure Development Control Plan and the associated Infrastructure Agreement continue to guide development of the master planned community.

3.6.4 Strategic Outcome - Transit oriented communities

New development that is in close proximity to existing and proposed public transport stops and stations contributes to the use and viability of public transport, the use of active transport and the development of walkable neighbourhoods by providing well designed and appropriate higher density and mixed use development.

1. Encourage higher density and intensity of mixed use development of sites within 800 metres of existing or planned railway stations (3.16) as reflected in the identified place types and corresponding pattern of zones and precincts, and undertake land use and transport planning concurrently and sequence development with timely infrastructure provision;
2. Plan new public transport routes, facilities and high-frequency services to ensure safe and convenient passenger accessibility and support the interrelationship between land use and transport;
3. Connect active transport routes to improve accessibility and encourage active transport use by a broader range of people;
4. Apply transit oriented development principles and practices to the planning and development of transit nodes,(3.17) having regard for local circumstances and character;
5. Manage car parking provision in higher order centres and high-capacity transport nodes to support walking, cycling and public transport accessibility; and
6. Ensure all new development within walking distance of a transit node or activity centre maximises pedestrian amenity, connectivity and safety.

3.6.5 Strategic Outcome - Infill development

Council will seek to increase residential densities and employment opportunities within the urban corridor and specifically within and adjoining activity centres and public transport in order to maximise access to and

use of services and facilities and opportunities for use of public transport, walking and cycling and also adjacent to areas of high scenic amenity e.g. waterfront, environmental areas with high standards of amenity and accessible open space.

1. Council will focus higher density and mixed-use development in higher order centres and public transport nodes and corridors, as reflected in the identified place types and corresponding pattern of zones and precincts;
2. Vacant land and underutilised land in specific older urban areas adjoining centres and public transport nodes will be selected and targeted for redevelopment and revitalisation to higher intensities of activity (residents and jobs) guided by urban design and sustainability principles to deliver greater housing diversity and employment opportunities in areas well serviced by public transport and within walking distance of centres;
3. Council will also seek to encourage diversity in housing types(3.18) throughout the urban area to achieve greater housing choice within walking distance of local centres or neighbourhood hubs and bus stops;
4. Council will select and target rural residential areas within the urban footprint for urban development in locations which provide for the orderly and progressive development of the existing urban area using local plans to guide development of new walkable and transit based neighbourhoods;
5. Ensure the provision of appropriate infrastructure is planned for and provided to support additional population in infill areas; and
6. Respond to natural hazards through adaptation measures that reduce the hazard risks and support additional population and economic development in infill areas, without placing additional vulnerable land uses at risk.

3.6.6 Strategic Outcome - Growth areas

New master planned walkable neighbourhoods, activity centres and enterprise and employment areas served by public transport have a role to play in helping to accommodate regional dwelling and employment targets, and require comprehensive planning to coordinate future development with infrastructure delivery.

1. New urban development will be supported in greenfield locations with available infrastructure capacity or where infrastructure capacity can be provided efficiently and cost effectively and without creating disadvantage to current and planned priority infrastructure areas;
2. New development and land use patterns that would compromise or constrain the efficient expansion of the infrastructure system and services required to service development and/or the corridors required for provision of infrastructure will be discouraged;
3. Development within new greenfield developments and rural residential transition areas (3.19) is to be designed and developed as part of a future transit based walkable neighbourhood and as such must provide pedestrian, cycle, local road, open space and waterway connectivity, within the neighbourhood and adjacent areas in accordance with the specific outcomes of the relevant place types;
4. Urban development of greenfield areas(3.20) will not be supported unless it is designed and developed as a series of transit based walkable neighbourhoods and with an appropriate network of centres, public spaces and pedestrian, cycle, local road, green infrastructure, within the neighbourhood and to adjacent areas in accordance with the specific outcomes of the relevant place types and local plan strategies;
5. New "15 minute" walkable neighbourhoods will include a diversity of uses and employment opportunities at a minimum of 35 people and jobs per hectare(3.21) to support viable public transport services and walkable communities and encourage active transport. These new neighbourhoods will be designed around local centres and neighbourhood hubs and include a range of community facilities and services and public spaces required by the local community. A range of different housing types will be provided on a range of lot sizes. Pedestrian and cycle way networks and local road systems will be designed to maximise connectivity;

6. Greenfield development sites will be designed to demonstrate best practice in community services, urban green infrastructure, communication, mobility, energy efficiency, water cycle management and waste management; and
7. Urban development avoids areas of higher natural hazard risk and otherwise ensures development subject to natural hazards is compatible with the risk presented to protect people, property and infrastructure.

3.6.7 Strategic Outcome - Caboolture West growth area

Caboolture West is one of the best areas to live in South East Queensland. There is a lot of natural bushland and wildlife retained in the area as well as many parks and open space areas. There is a range of homes that people can afford that reflect the needs of all residents from families with children to retirees, singles and extended families. The area has a "sense of place" with views to the range, river and mountains. It is easy to move around due to many choices in how you can travel. Many people walk or cycle to local destinations such as shops, schools and other services that are easily accessed by dedicated pathways. Nearly all the services and shops needed are in the Caboolture West area. You don't have to travel long distances to work and there is a convenient public transport/bus service connecting to these sites.

1. Caboolture West is developed as an integral part of the Caboolture Planning Area and designed as a well-planned town that supports lifestyle, health and wellbeing. A town where shops, schools, parks, jobs and community services are close to homes, within a series of 15 minute walkable neighbourhoods that are easy to walk and cycle around, supporting healthy and social lifestyles;
2. Caboolture West will support and enhance the important environmental values and natural processes of the area over time by building a green infrastructure network made up of interconnected natural elements — forests, wetlands, rivers and streams — that work together to sustain ecological values and functions;
3. Caboolture West will be simple, easy and efficient to get around, with improved cross-city and local connections. Caboolture West and Caboolture City will be linked together with efficient transport routes and public transport infrastructure, reducing vehicle kilometres travelled by ensuring that local travel is possible on foot and by bike;
4. Caboolture West will support an affordable lifestyle with up to 27,000 new homes with housing choices to suit the needs of a diverse and changing population of 69,000 people, including different income groups, household types and sizes, and age groups;
5. Caboolture West will have a sustainable and vibrant local economy with sufficient business, employment and education opportunities providing over 17,000 jobs and 4,000 new business opportunities. Jobs and businesses will be located all across Caboolture West so that more people can choose to work closer to home. New jobs and businesses will be located in a mixed-use town centre, local centres and neighbourhood hubs, tertiary education facilities, health facilities and home-based business as well as an enterprise and employment area and local service business areas.
6. Caboolture West will have a healthy and inclusive community with equitable access to a full range of services and facilities that meet diverse community needs. This will allow for opportunities for interactions between members of the community through safe and accessible environments and developments;
7. Caboolture West will support sustainable infrastructure and services in a timely manner which maximises return on investment in the long term. Collaboration between Council, the State Government and other major infrastructure providers will ensure the process of decision-making and the process by which decisions are implemented results in the safe, effective, efficient and equitable provision of infrastructure for the timely delivery of development in Caboolture West;
8. Caboolture West will ensure urban development avoids areas of higher natural hazard risk and otherwise ensures development subject to natural hazards is compatible with the risk presented to protect people, property and infrastructure; and
9. Development is consistent with land use and infrastructure outcomes in approved Neighbourhood Development Plans.

3.7 Employment location

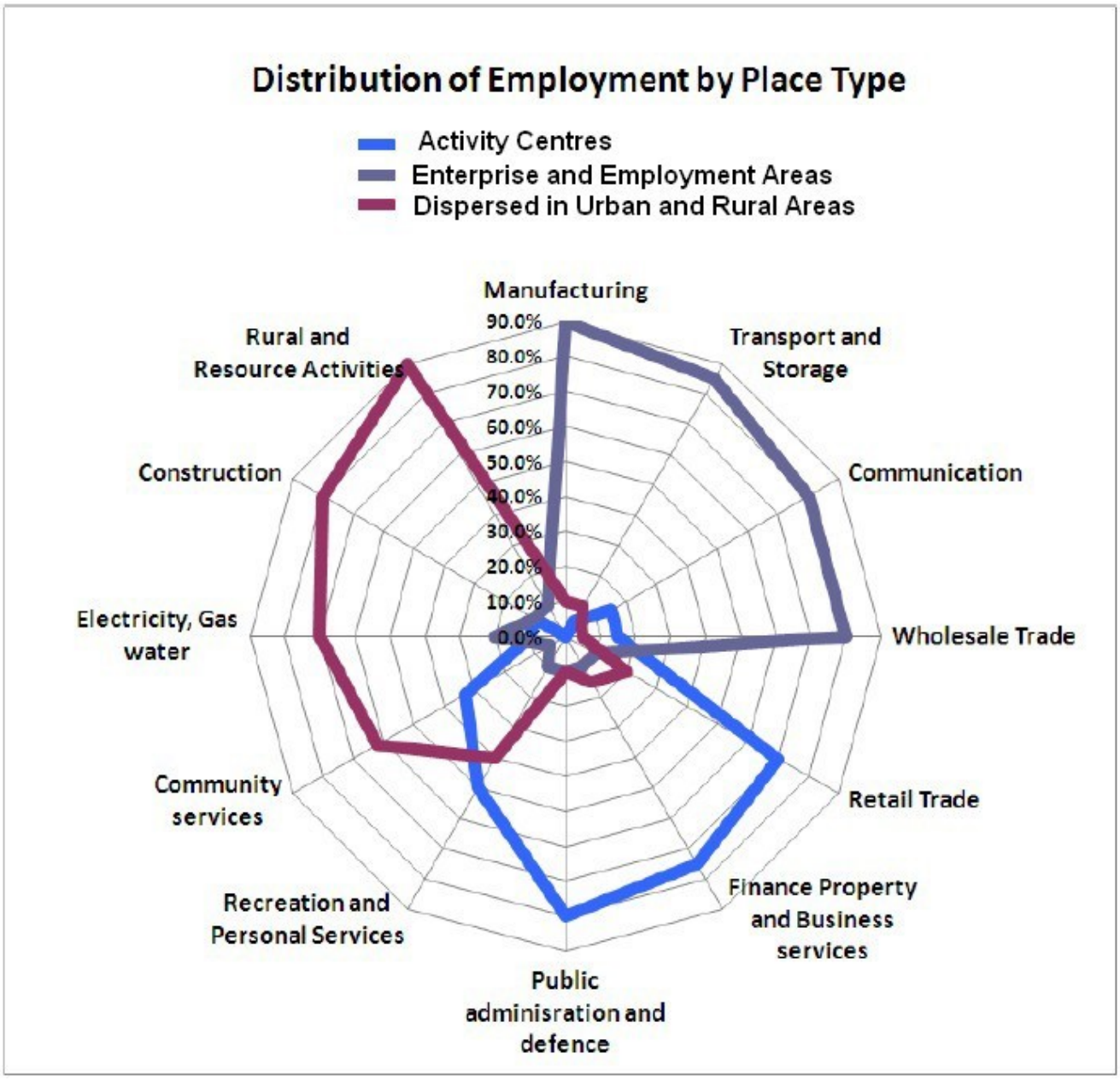
Theme

A strong, resilient and diversified economy that grows prosperity in the Region by using its competitive advantages to deliver exports, investment and sustainable and accessible jobs. (3.22)

The Community Plan vision for the Region identifies the importance of local jobs for local residents to underpin the future prosperity of the Region. The creation of new employment and business opportunities and the growth of existing activities are amongst the greatest challenges to be addressed in the future development of the Region. In 2010 Council adopted an aspirational 70% jobs target as part of its Economic Development Strategy. Current economic activity (trend) is expected to achieve a 50% job target but the annual rate of job creation will need to double to achieve the 70% target which is a rate of employment growth that exceeds the rate of population growth. A concerted effort is needed to understand the needs of business and industry, identify appropriate business and industry suitable for the Region, and to develop and implement the strategies needed to attract increased investment over many years to improve the level of self containment above 50%.

The following graph, Figure 3.7.1, shows the intended distribution of employment in activity centres, enterprise and employment areas and dispersed urban and rural locations across the Region. Activity centres are the primary centres for retail, finance, administration, and personal services. Enterprise and employment areas are the primary locations for industry and related business activities. Dispersed locations which include rural areas and rural townships, provide a range of local services and facilities and a range of activities related to farming, other rural activities, and rural and event tourism. The urban areas and their neighbourhood hubs provide a range of local services and facilities. These areas have important complementary roles to play in the region achieving higher levels of job self containment.

Figure 3.7.1



The growth of the Moreton Bay community toward a population of 538,000 will, in addition to numerical jobs growth, also require the provision of a range of higher order services and facilities. Typically these will be associated with a large highly skilled and predominately urban population that is currently lacking in the region. These higher order activities include tertiary education institutions, teaching hospitals, major sporting, entertainment and cultural venues, and major export oriented businesses. The decentralisation of these and related support activities from their current focus in the Brisbane City area is also a political/ leadership challenge requiring support from all levels of government and major business interests over a long time frame to bring about a transformation in the regional economy.

This process of decentralisation also needs to be supported by planning, design and delivery of a new transit system to support the transformation of the Region's network of centres into more compact mixed use walkable neighbourhoods. Improvements are also required to the Region's freight and major transport network to support the development of existing and new enterprise and employment areas and activity

centres. A regional strategy is also required to identify and target appropriate business and employment opportunities to locate in the Region.

Key features of employment location in the region are depicted on Map 3.6.1— Settlement Pattern. (3.23)

3.7.1 Strategic Outcomes

3.7.1 Strategic Outcome - Diversification of the local economy

Develop a diversified local economy that retains local jobs and builds on regional and sub-regional competitive advantages and specialisations.

1. Support expansion of the local business sector required to support and service continued population growth in the Region;
2. Support expansion of established business activities providing goods and services to the wider region, state, national and international markets;
3. Target development of, and facilitate private sector investment in the Region's economy and growth of new business opportunities particularly in advanced manufacturing, professional services, logistics, transport and tourism;
4. Plan for balanced and more self contained economic and employment growth within the Region that builds on competitive advantage, including securing and protecting appropriate locations for future employment and enterprise expansion; and
5. Plan for the 'green economy' by providing facilities and incentives for emerging markets.

3.7.2 Strategic Outcome - Maximise the opportunities for development of existing places of employment and business activity (3.24)

Encourage increased levels of activity and greater intensity of activity within existing places of employment and business activity. (3.25)

1. Future employment growth will be accommodated within urban areas, growth areas and investigation areas through a combination of activity centres, enterprise and employment areas, (3.26) and neighbourhood based businesses and also within rural and regional landscape areas through greater rural production, diversification of rural industries, tourism and recreation;
2. The higher order centres including North Lakes and Redcliffe-Kippa Ring Major Regional Activity Centres, will be the focus of significant future development (including residential development) and will be key locations of professional, business, community and government services;
3. The higher order centres will be supported by the continued development of a network of district activity centres at Albany Creek, Arana Hills, Bellara, Burpengary, Deception Bay, Kallangur, Margate, Petrie, Warner and Caboolture West. Each centre will provide an appropriate mix of lower order complementary business, community and government services. This network of activity centres supports the higher order centres and provides safe and attractive locations for local employment and facilities for the community;
4. The specialised centres of Morayfield Road Morayfield ~~South~~, Deception Bay Road Rothwell, Anzac Avenue Rothwell, Gympie Road South Strathpine and Gympie Road Lawnton are recognised as the central focus of bulky goods activities that due to their locational or land requirements and being highly dependent on the private vehicle are difficult to locate in other activity centres within the Region.
5. The local centres of Old North Road Albany Creek, Pettigrew Street Caboolture, Sunderland Drive Banksia Beach, First Avenue Bongaree, Sovereign Avenue Bray Park, Brickworks Road Kallangur, Dohles Rocks Road West Murrumba Downs and Ashmole Road Kippa-Ring provide a range of services and facilities distributed at convenient and accessible locations across the Region, and provide a focus for development of walkable neighbourhoods;

6. Major locations for enterprise and employment at Brendale, North Lakes, Clontarf, Narangba, Burpengary, Morayfield, Caboolture and Caboolture West continue to be developed each with an appropriate mix of compatible uses ranging from low, medium to high impact industry and related business activities as specified in the relevant planning area to service population and business growth in the region while minimising the potential impacts and risks to adjacent areas;
7. Low impact home based businesses will be encouraged in residential areas consistent with the character and amenity of residential uses;
8. Council will protect areas set aside for enterprise and employment and activity centres from incompatible development;
9. Council will target higher order activity centres for further planning by applying the principles of sustainability and urban design and integrated land use and infrastructure/transport planning to better service existing activity centres and support increased levels of activity in these centres in the future;
10. Investigate the growth of the digital economy and high speed broadband telecommunications to support economic development, job self containment and opportunities for telecommuting; and
11. Economic and employment growth avoids areas of higher natural hazard risk and otherwise uses adaptation measures that reduce the hazard risks and support additional economic development, without placing additional vulnerable land uses at risk.

3.7.3 Strategic Outcome - Location of new economic activities

Provide sufficient additional land for industry and related businesses to enable diversified, broad-based, future economic and employment growth across the Region.

1. The local economy will be strengthened by ensuring the timely provision of serviced land for a diverse range of business and industry development, by better utilising and responding to changes in the skills of the local workforce, by encouraging growth in employment in knowledge based, high value adding industry and related business activities and by promoting sustainable specialised industry clusters/groupings appropriate to competitive advantages and market opportunities;
2. Council will seek to provide an adequate supply of additional land appropriately located to meet the needs of industry and related businesses(3.27) and suitably serviced for a range of future business and industrial purposes across Moreton Bay including land located east of the Bruce Highway at the North East Business Park, Elimbah East, Burpengary East, Caboolture West and investigating the opportunity to provide additional land for appropriate industry and related businesses west of the Bruce Highway at Narangba, to help meet the 70% employment target over the longer term;
3. Council will seek to support local sustainable food production, distribution and associated markets and related commercial business opportunities in appropriate locations within the region;
4. Council supports the development of new transit oriented centres where these are able to be served directly by high frequency public transport services;
5. Development supports the activity centres network and the transit system by locating new higher order retail and commercial employment and trip-generating activities in the Region's higher order centres;
6. Higher order centres are consolidated and are not expanded; district centres may be expanded, however no new district centres may be developed except as identified in the Strategic framework and local plan; and growth of and new local centres are provided for.
7. Inappropriate industrial activities that have the potential for environmental harm and that generate adverse impacts on the local community will not be encouraged or supported to establish within the Moreton Bay Regional Council area;
8. Providing more robust innovation and knowledge infrastructure will also be key to the economic future of the region with a requirement for linkages with industry and research centres to promote the diversification of business and industry to become a high value-adding knowledge centre;
9. Council will support transport and logistics, storage and warehousing activities allied to and compatible with the regional freight network, in strategic locations in the rural area, that can be directly accessed from the strategic transport network where these activities can be adequately serviced, are compatible with the amenity and character of the area and do not adversely impact on environmental values;

10. Council will also seek to protect enterprise and employment areas and associated existing and future infrastructure corridors and sites from incompatible development;
11. Planning will be undertaken for a proposed health and higher education precinct with associated support facilities in close proximity to Caboolture hospital; and
12. Direct economic and employment growth in the region towards areas of least or no natural hazard risk.

3.11 Infrastructure

Theme

Plan, coordinate and deliver regional infrastructure and services in a timely manner to support the regional settlement pattern and desired community outcomes.

The need to provide infrastructure in a timely manner to support growth is of fundamental importance to the future of the Moreton Bay Region, as is the need to deliver the infrastructure that is critical to support the existing community. There is pressing need for greater direct investment in infrastructure for the Moreton Bay Region to enable lagging infrastructure delivery to catch up with the level of the existing population. The Community Plan highlights this issue and recognises that effective growth management will entail well designed and responsive infrastructure networks and improved access to facilities and services required to support our lifestyles. Meeting this task will require effective planning and resourcing by all levels of government.

Our infrastructure systems, in the past, have predominately been designed as separate networks (water supply, sewerage, stormwater, open space and transport) with varying degrees of desired standards of service due to the pre-amalgamation state. All infrastructure networks are affected by cost increases and growth pressures, but the legislated water quality objectives Council is required to meet have been demonstrated as being unrealistic, even for pre-European settlement. As a consequence, current infrastructure spend is directed to the water supply, sewerage, transport, open space and stormwater quantity networks — projects that can be seen and directly impact on day to day life. Investment in the "soft" stormwater quality infrastructure is lagging behind. The high cost of supplying appropriate trunk infrastructure also places a strain on the Council's ability to fund the soft infrastructure required to service a growing population.

As the separate networks have overlapping functions and to make investment in infrastructure more viable there may be opportunity to more effectively integrate planning for these systems spatially and in time to achieve multiple outcomes.

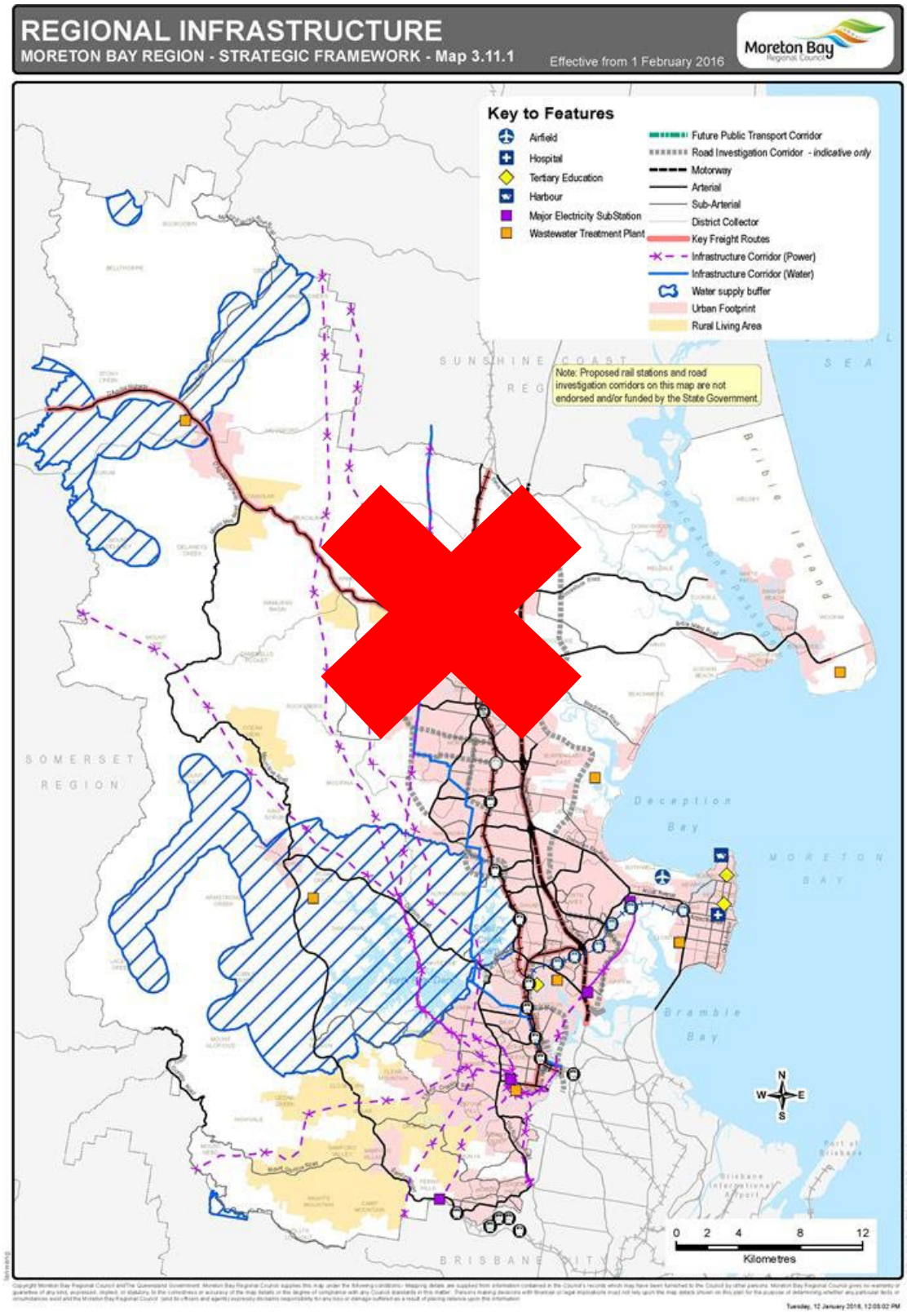
Integrating the planning for each of the infrastructure networks and ensuring that long term strategic land use planning and strategic infrastructure planning are aligned will in time assist in servicing growth more cost effectively for both existing and future residents of the Moreton Bay Region. It is only through truly integrated planning that the full costs of different growth accommodation scenarios can be properly understood and informed decisions made about how and where to accommodate future growth and which new areas of growth should be given priority.

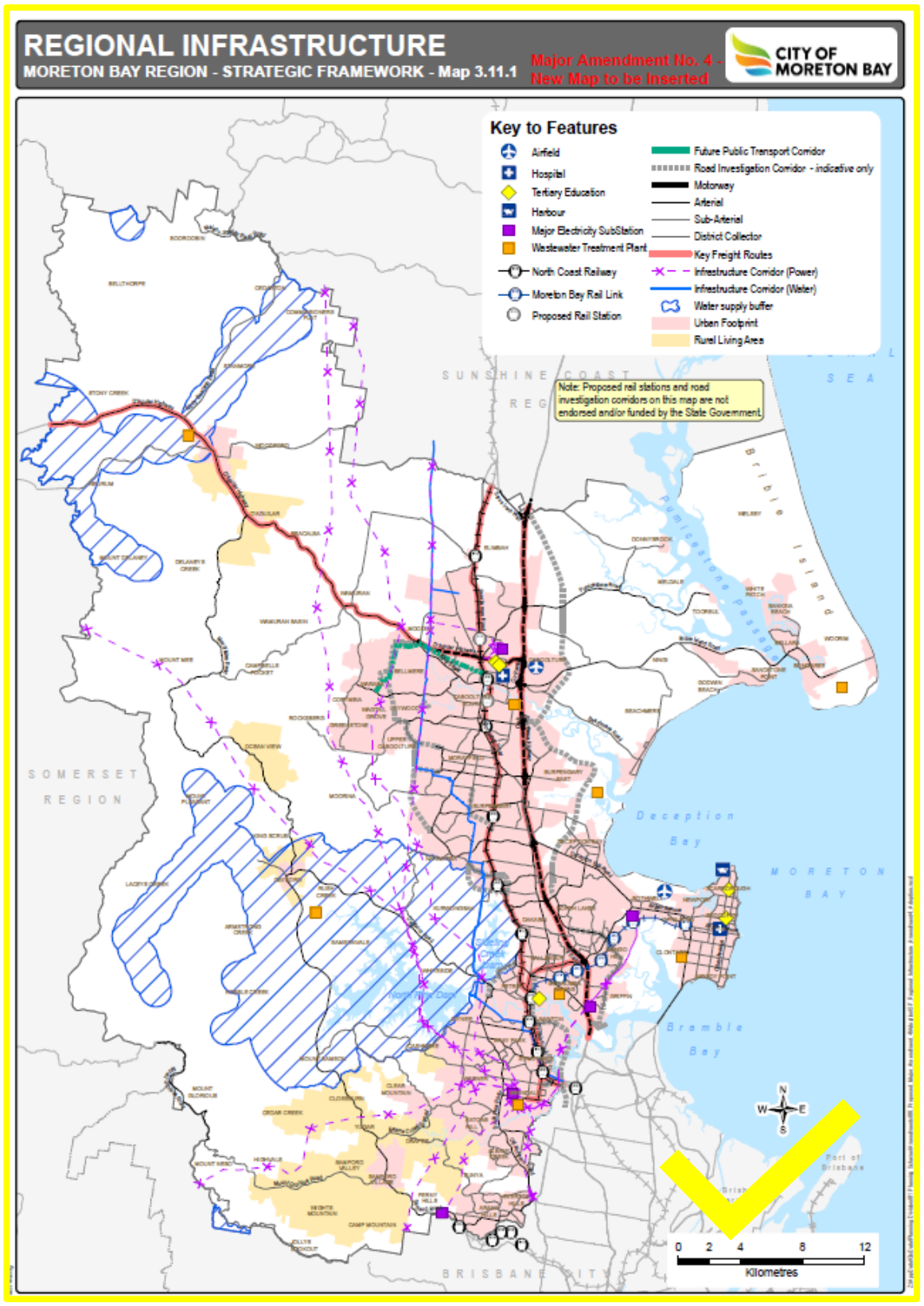
Another implication of the significant cost pressures on Council as a result of rapid growth and increasing infrastructure costs, is that funds for more discretionary spending on smaller scale projects across the Region will be limited and therefore will need to be prioritised across the divisions of Council.

Internet connectivity is also important to the economic development of the Region. The digital economy is already upon us and growing rapidly and measures are required to facilitate the roll out of new communications infrastructure.

Key features of infrastructure in the region are depicted on Map 3.11.1 — Infrastructure.(3.34)

Map 3.11.1 Infrastructure
Map to be replaced




REGIONAL INFRASTRUCTURE
MORETON BAY REGION - STRATEGIC FRAMEWORK - Map 3.11.1
Major Amendment No. 4 - New Map to be Inserted
CITY OF MORETON BAY
Key to Features
Airfield
Hospital
Tertiary Education
Harbour
Major Electricity SubStation
Wastewater Treatment Plant
North Coast Railway
Moreton Bay Rail Link
Proposed Rail Station
Future Public Transport Corridor
Road Investigation Corridor - indicative only
Motorway
Arterial
Sub-Arterial
District Collector
Key Freight Routes
Infrastructure Corridor (Power)
Infrastructure Corridor (Water)
Water supply buffer
Urban Footprint
Rural Living Area
Note: Proposed rail stations and road investigation corridors on this map are not endorsed and/or funded by the State Government.
SUNSHINE COAST REGION
SOMERSET REGION
BRISBANE CITY
Deception Bay
MORETON BAY
Bramble Bay
Pumicestone Passage
Bribie Island
SEA
N
W
E
S
0 2 4 8 12
Kilometres

3.11.1 Strategic Outcomes

3.11.1 Strategic Outcome - Infrastructure to support growth

Use infrastructure to support desired regional growth and help create a more compact urban pattern, cohesive urban and rural communities, and regional economic development.

1. Council is approaching the challenge of growth management by adopting smart growth principles and the MBRC Place Model. This model will integrate land uses, transport and infrastructure to promote a more compact urban form, including increased availability and diversity of housing for people of all income levels, walkable neighbourhoods, creating distinctive and attractive mixed use communities, access to a variety of transportation choices, reduced car dependency, protecting our natural landscapes, targeting new development to accessible infill locations and prioritising use of existing infrastructure.

3.11.2 Strategic Outcome - Improved strategic planning and Infrastructure coordination

Coordinate, prioritise and sequence infrastructure through strategic plans, programs, budgets and statutory planning.

1. Develop a full suite of infrastructure planning strategies and implementation plans that are closely coordinated with State and Federal policies;
2. Develop detailed land use and infrastructure models to identify future infrastructure needs and whole of life costs; and
3. The Integrated Regional Infrastructure Strategy identifies both short and long term infrastructure projects required to service the growth scenario proposed in the new planning scheme overcoming constraints to future growth.

3.11.3 Strategic Outcome - Demand management

Manage demand and influence consumer behaviour to maximise the use and benefits of existing infrastructure and minimise the need for additional infrastructure and services.

1. Demand management techniques and strategies are developed to modify consumer behaviour to make better use of existing infrastructure in parallel to planning new and upgraded infrastructure; and
2. Develop behavioural change and demand management programs that support transport modal change in the form of the successful Queensland Travelsmart Program. Water efficiency programs are developed to educate and inform on the use and reuse of this valuable resource.

3.11.4 Strategic Outcome - Protect infrastructure sites and corridors

Identify, protect and manage key infrastructure sites and corridors.

1. Develop and maintain detailed land use and infrastructure modelling techniques to identify future infrastructure needs with the primary purpose of preserving corridors for transport, stormwater treatment, open space and other key infrastructure requirements, for example electricity, the National Broadband Network;
2. Identified strategic open space sites in key locations are preserved for future communities;
3. Existing and future infrastructure corridors are protected from incompatible development to ensure the safety and reliability of existing and future networks;

4. Essential infrastructure is protected from the detrimental impacts of natural hazards; and
5. Co-location of infrastructure within corridors is considered an important outcome to minimise detrimental impacts on the environment.
6. Development does not create incompatible intrusions or compromise aircraft safety in operational airspace for strategic airports.(3.35) Development within building restricted areas of aviation facilities do not affect the functioning of the strategic airport. (3.36)

3.11.5 Strategic Outcome - Energy supply

Provide energy generation production, transmission and distribution capacity to meet the needs of a growing population and support the use of viable low emission energy sources where appropriate.

1. Council is committed to reducing its greenhouse gas emissions and working with other levels of government to develop policy and actions in response to production of low emission and renewable energy sources;
2. Coordinate planned growth by ensuring that key energy stakeholders are an integral part of the development and decision making progress; and
3. Facilitate, through development conditions, the delivery of mains gas supply to new and existing residential estates to provide alternative forms of energy to its residents.

3.11.6 Strategic Outcome - Access to high speed broadband

Facilitate access to high-speed broadband telecommunications.

1. Council is supportive of high speed internet access for all and encourages the roll out of the high speed broadband services throughout the Region including access for the more remote rural areas; and
2. Council will continue to monitor the growth of the digital economy and its potential impacts on lifestyles and development within the Region and will seek to identify opportunities provided by the new economy to support greater levels of economic development/job self containment within the Region and opportunities for telecommuting to replace commuter travel to the city.

3.11.7 Strategic Outcome - Reduce need for landfill

Reduce the need for new landfill sites by minimising waste and associated environmental impacts and maximising re-use and recycling.

1. Provide environmentally sustainable and cost effective resource recovery and waste management facilities in convenient locations;
2. Greater attention will be given by Council to expand resource recovery programs with an increased emphasis on minimising the disposal of waste to landfill;
3. Strategies, including waste minimisation education programs and improving resource recovery processes at the waste management facilities, are implemented to actively encourage and facilitate waste reduction and the re-use or recycling of resources;
4. Work collaboratively with the Sunshine Coast Regional Council and the State Government to identify opportunities for joint regional solutions for future land fill sites; and
5. Encourage developments to re-use, recycle materials during the design and construction phase, and to take up opportunities for beneficial re-use of waste and on site waste processing.

3.13 Planning Areas

Theme

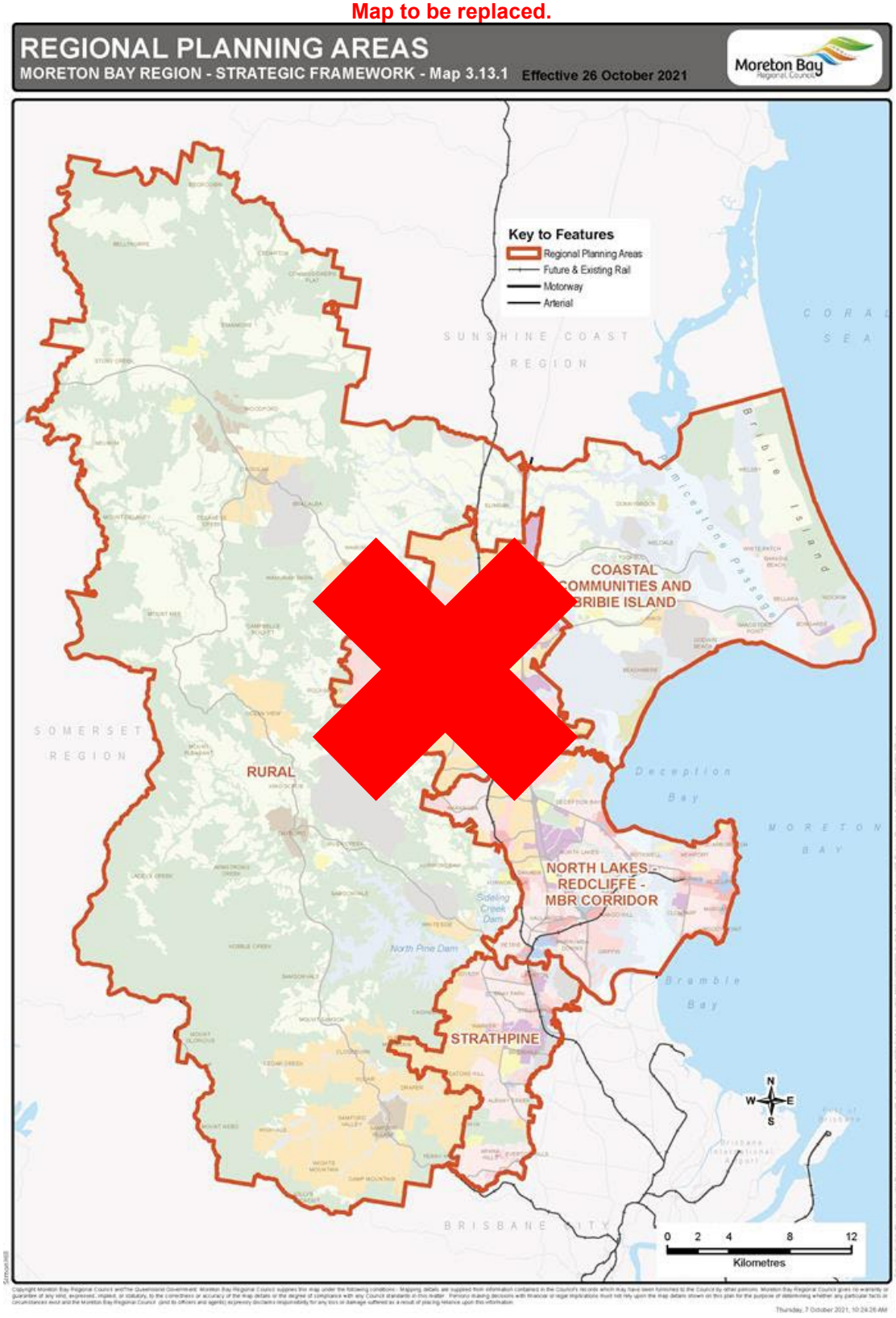
Development is to be consistent with the settlement pattern and urban form of the Moreton Bay Regional Council area and its planning areas as indicated by the allocation of the Moreton Bay Regional Council place types on the relevant planning area map and element specific outcomes.

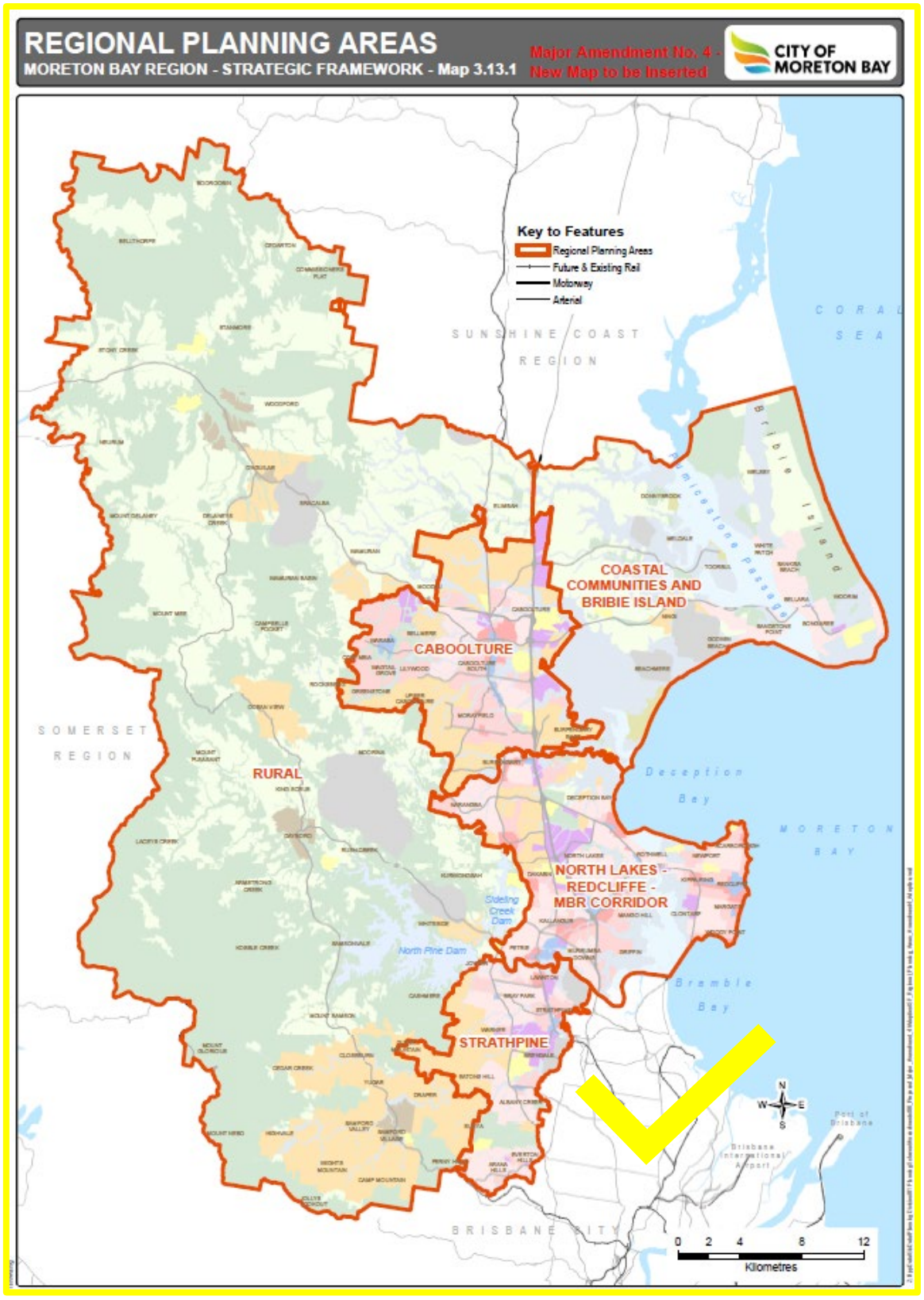
Moreton Bay Regional Council has combined consideration of the broad place types (Figure 3.6.1); an assessment of the regional character areas (Figure 3.4.1); the opportunities and constraints to development; and the availability of existing and planned infrastructure to develop a strategy for the Region. The Region is divided into five planning areas as shown in Map 3.13.1. The planning areas are:

1. Caboolture;
2. North Lakes-Redcliffe-Moreton Bay Rail corridor;
3. Strathpine;
4. Coastal Villages and Bribie island; and
5. Rural.

Map 3.13.1 Planning areas

Map to be replaced.




REGIONAL PLANNING AREAS
MORETON BAY REGION - STRATEGIC FRAMEWORK - Map 3.13.1
Major Amendment No. 4 - New Map to be Inserted
CITY OF MORETON BAY
Key to Features
Regional Planning Areas
Future & Existing Rail
Motorway
Arterial
SUNSHINE COAST REGION
SOMERSET REGION
BRISBANE CITY
CORAL SEA
Deception Bay
MORETON BAY
Bramble Bay
COASTAL COMMUNITIES AND BRIBIE ISLAND
CABOOLTURE
RURAL
NORTH LAKES - REDCLIFFE - MBR CORRIDOR
STRATHPINE
Sideling Creek Dam
North Pine Dam
Bribie Island
Pumicestone Passage
N
W
E
S
0 2 4 8 12
Kilometres

3.13.1 Strategic Outcomes

3.13.1 Strategic Outcome - Planning areas

Each planning area is intended to serve three main purposes:

1. to provide a reference plan for the ultimate general form and nature of development of each planning area through the allocation of relevant place types;
2. to provide the broad conceptual basis and specific outcomes for assessing the suitability of development proposals in a continuing process; and
3. to provide the basis for more detailed investigation, planning and monitoring of development to improve the integration and coordination of land use and infrastructure provision on an ongoing basis.

3.13.2 Element - Caboolture planning area

The Caboolture planning area provides for an integrated community of 127,000 people and 51,000 jobs at 2031 together with a wide range of facilities and services required for an urban area of this scale.

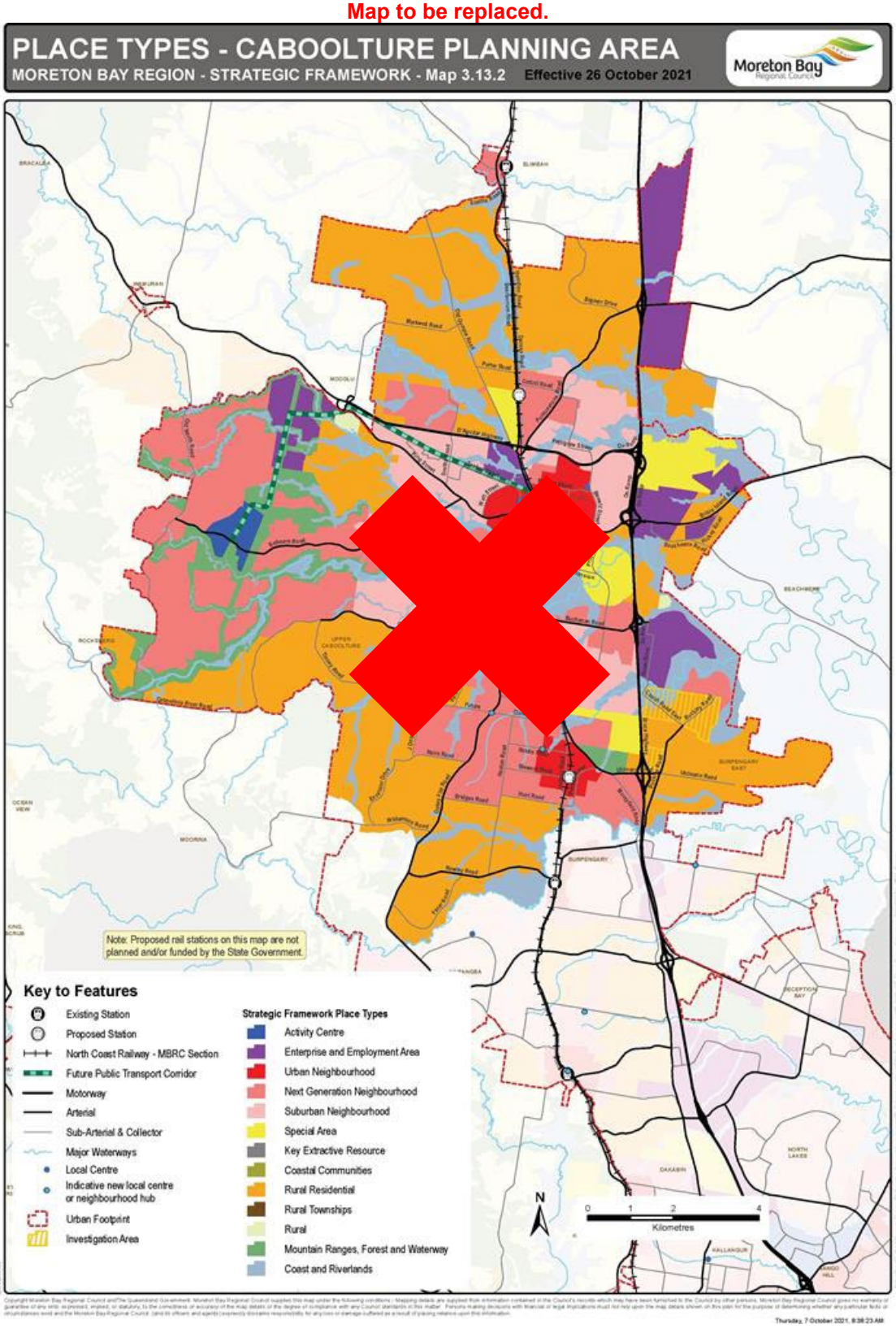
The planning area includes:

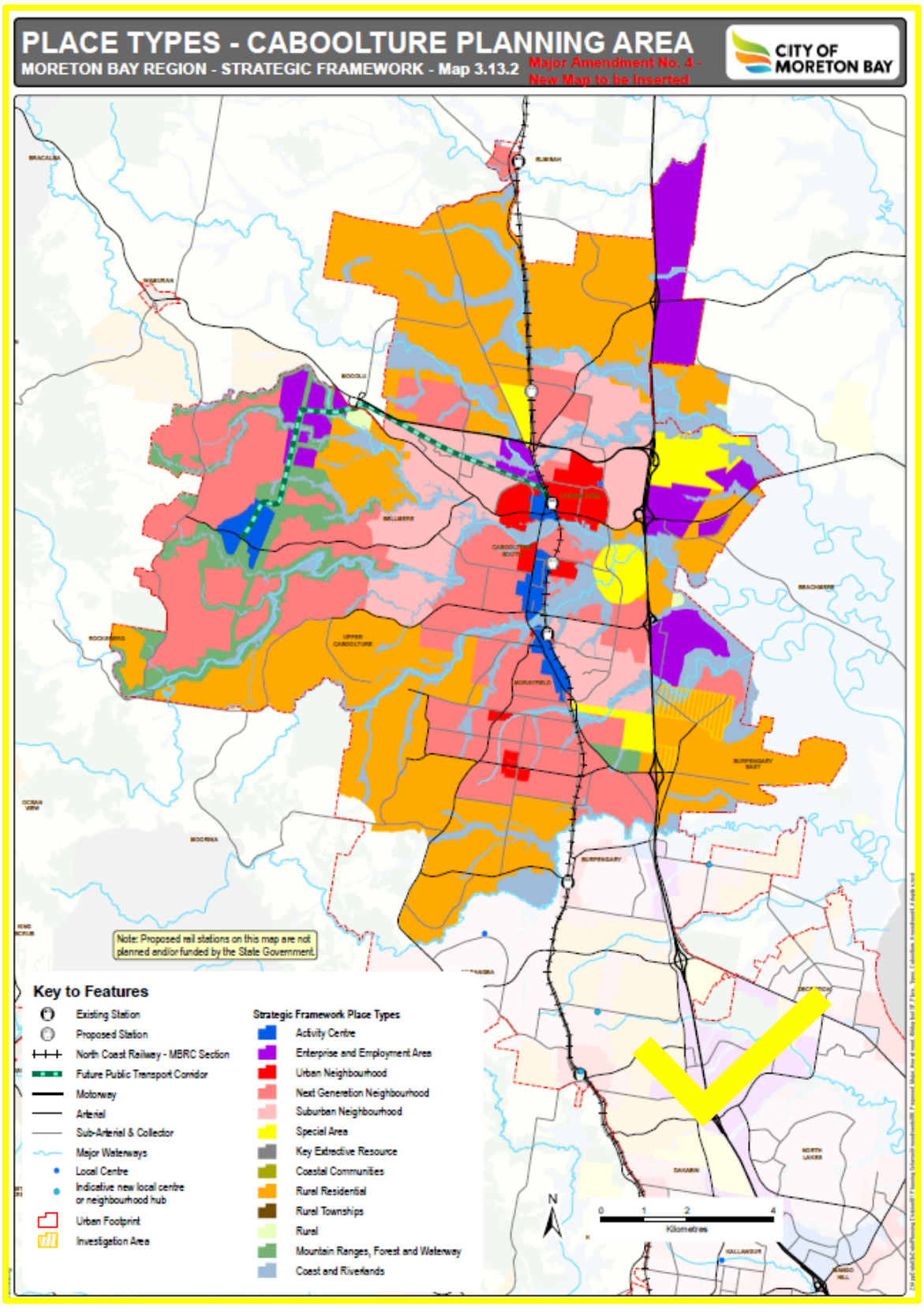
1. The higher order activity centre at Caboolture and Morayfield which includes regional administration, business, cultural, education, entertainment, health, major retail and residential activities;
2. A new district level centre in the Caboolture West growth area;
3. Enterprise and employment areas east of the Bruce Highway at Morayfield, Caboolture and Elimbah and a new enterprise and employment area in the Caboolture West growth area;
4. Existing and new residential neighbourhoods offering a wide variety of housing choices and served by a network of local centres and community facilities;
5. Some rural residential areas to be retained;
6. Extensive open space and natural areas integrated into the urban development of the Region to protect waterways and estuarine systems and provide for active and passive recreation; and
7. An integrated transport network that supports active transport, public transport and movement of goods and people within, into, out of, and through the planning area.

Key features of the Caboolture planning area are shown on Map 3.13.2 - Caboolture. (3.38)

Map 3.13.2 Caboolture planning area

Map to be replaced.




PLACE TYPES - CABOOLTURE PLANNING AREA
MORETON BAY REGION - STRATEGIC FRAMEWORK - Map 3.13.2
Major Amendment No. 4 - New Map to be Inserted
CITY OF MORETON BAY
Note: Proposed rail stations on this map are not planned and/or funded by the State Government.
Key to Features
Existing Station
Proposed Station
North Coast Railway - MBRC Section
Future Public Transport Corridor
Motorway
Arterial
Sub-Arterial & Collector
Major Waterways
Local Centre
Indicative new local centre or neighbourhood hub
Urban Footprint
Investigation Area
Strategic Framework Place Types
Activity Centre
Enterprise and Employment Area
Urban Neighbourhood
Next Generation Neighbourhood
Suburban Neighbourhood
Special Area
Key Extractive Resource
Coastal Communities
Rural Residential
Rural Townships
Rural
Mountain Ranges, Forest and Waterway
Coast and Riverlands
N
0 1 2 4
Kilometres

3.13.2.1 Specific Outcomes

3.13.2.1 Specific Outcomes - Sustainability and resilience

1. The planning area map allocates the Coast and riverlands place type to all areas subject to major flood events along the waterways of Caboolture River and its tributaries. The Coast and riverlands place type has been used to identify the areas at greatest risk from flooding and coastal hazards and limit further urban development and further intensification of development from these areas; and
2. Higher intensity mixed use development is intended to be consolidated around the Caboolture and Morayfield higher order centres. Over time residential and employment opportunities will be intensified to support a viable high quality public transport and active transport system and reduce the need to travel and the distance travelled by private vehicles.

3.13.2.2 Specific Outcomes - Natural environment and landscape

1. The planning area includes significant natural features and green infrastructure. These areas include:
    a. the waterways of the Caboolture River, Wararba Creek and Burpengary Creek; and
    b. areas set aside because of their conservation significance including the Sheep Station Creek Conservation Park.
    These areas will be protected by their inclusion in the Mountain ranges, forest and waterways place type and the Coast and riverlands place type which exclude development incompatible with protecting the significant values of these areas;
2. The planning area contains many green infrastructure components, including waterways, core environmental areas, terrestrial environmental corridors, parks, linear open spaces, urban forests and street trees. The design and development of concept plans for Morayfield-Burpengary and neighbourhood development plans in the Caboolture West growth area will incorporate green infrastructure network elements wherever possible;
3. Strategic koala habitat networks in this planning area are critical to ensuring strong and safe habitat linkages for koalas in the longer term. Identified core koala habitat areas and koala movement and dispersal corridors will be protected and development will rehabilitate and reinstate the regional ecosystem values in these identified areas. In areas where clearing of koala habitat is required to achieve good quality urban design outcomes, offsets will be required into an identified environmental offsets area; and
4. To ensure the long term viability of the Region's waterways and catchment health, riparian vegetation is protected and rehabilitated as part of new development in water supply catchments.

3.13.2.3 Specific Outcomes - Strong communities

1. The planning area provides for a diverse range of housing choice in terms of type, density, layout and affordability to cater for a demographically and socio-economically diverse population within the Rural residential, Suburban neighbourhoods, Next generation neighbourhoods, Urban neighbourhoods and Activity centre place types;
2. The planning area provides for the development of an appropriate range of community facilities and services, sporting and recreational facilities, open space and parkland to cater for the planning area community;
3. Special places that contribute to the unique identity of the planning area include Caboolture Historical Village and the Queensland State Equestrian Centre, Caboolture aerodrome, the Burpengary Aquatic and Leisure Centre and Regional Sports Park and the Caboolture wastewater treatment plant. Each of these facilities has a unique role to play in respect to opportunities for economic activity, recreation, tourism aviation and marine activities, and district infrastructure which this plan seeks to protect. These have been allocated to special area place types in the Strategic Framework;
4. The planning area falls within two regional character areas, urban corridor and rural range. These prevailing character areas within the planning area are intended to be enhanced. In particular the

green space and sport and recreation functions and character of Centenary Lakes is to be enhanced and protected. New development will contain high quality built form and landscapes consistent with provisions of the Moreton Bay Regional Council Urban Design Charter and the Subtropical Design in South East Queensland: A Handbook for Planners, Developers and Decision Makers;

5. Residential areas will be generously landscaped and linked to one another by a continuous open space system including parks and playing fields; and
6. Sites of local heritage significance are located within the planning area. Development that has the potential to impact upon the heritage listed sites will require a heritage impact assessment as part of the approval process.

3.13.2.4 Specific Outcomes - Settlement pattern

1. The planning area identifies ~~three~~ two potential new railway stations(3.39) on the north coast main line ~~between Burpengary and Morayfield,~~ between Morayfield and Caboolture, and North Caboolture in close proximity to the Queensland State Equestrian Centre. The future stations provide an opportunity for transit oriented development with increased residential densities and employment opportunities in the growth areas in the planning area;
2. The station between Morayfield and Caboolture stations(3.40) will be integrated into the higher order centre and provide a transport hub and focus for the Morayfield core area. Development in close proximity to the new station will result in a higher density residential community with nearby access to retail, services and facilities in the higher order centre

3.13.2.4.1 Land use strategy

a. Further investigation and planning of these areas is required to coordinate and integrate land use and infrastructure in the context of the outcomes Council is seeking to achieve in the Caboolture planning area.

3. Development in close proximity to the new station between Morayfield and Caboolture ~~each of the new stations north of Burpengary~~ and North Caboolture(3.41) will result in residential communities with higher densities than at present with supporting local shops and services, integrated with the station and surrounding area within walking distance. The North Caboolture station provides opportunities for park and ride to alleviate pressure on the Caboolture station and to provide public transport access to events at the equestrian centre;

3.13.2.4.2 Land use strategy

a. Further investigation and planning of these areas is required to coordinate and integrate land use and infrastructure in the context of the outcomes Council is seeking to achieve in the Caboolture planning area

4. The Caboolture West growth area will include an assembly of the relevant place types including Coast and riverlands, Activity centres, Enterprise and employment areas, Special areas (eg major sport and recreation facilities), Urban neighbourhoods and Next generation neighbourhood place types, structured to form a major new urban settlement. This area has a closer relationship to Caboolture than any other new master planned development has to its nearest urban area within South East Queensland and is required to form an integral part of the future Caboolture City.

   The Caboolture West growth area will be connected to the regional transport hub in Caboolture and Morayfield by bus rapid transit and street based bus services and will itself function as a public transport hub for bus services within the development. It would be progressively developed to form interconnected and integrated urban neighbourhoods. Caboolture West will be connected to the regional road network.

Activity centres in Caboolture West will be sized to cater for the resident population as it grows. Initially, the highest order centre in Caboolture West is district level until such time as the Caboolture-Morayfield Principal Regional Activity Centre is functioning as a principal regional activity centre. Over time, district level centres may become higher order activity centres, however this is not expected to occur in the life of this planning scheme.

3.13.2.4.3 Land use strategies

a. Ongoing investigation and planning of Caboolture West through the preparation of neighbourhood development plans is required to coordinate and integrate land use and infrastructure in the context of the outcomes Council and other infrastructure and service providers are seeking to achieve in the Caboolture planning area generally and the Caboolture West local plan specifically;
b. Applications for development in Caboolture West will not be supported until there is an approved neighbourhood development plan prepared in accordance with the local plan. The further investigation and planning of this growth area will include the following aspects as a minimum:
    i. land use structure;
    ii. transport infrastructure integration - public transport, active transport and road connections;
    iii. retail and commercial strategy;
    iv. community facilities infrastructure;
    v. green infrastructure network;
    vi. total water cycle management infrastructure; and
    vii. open space and recreation infrastructure

5. Next generation and urban neighbourhoods at Morayfield, Burpengary, north of Caboolture and Caboolture West will be developed as well planned and attractive new residential neighbourhoods providing a diverse range of residential opportunities at densities that support the provision of community facilities and services and viable local centres. The local centres will generally be located on central intersections with good accessibility and visibility, in locations that support active transport and a network of well connected and attractive streets and open spaces within the neighbourhoods. ~~An indicative location for a new local centre in Morayfield south is shown on map 3.13. A new local centre or neighbourhood hub is to establish in this location.~~ New local centres and neighbourhood hubs in Morayfield South will establish in the locations indicatively illustrated on the Morayfield South Structure Plan. Any additional local centres or neighbourhood hubs to those identified on the Morayfield South Structure Plan ~~in this area~~ must maintain an appropriate separation distance to ensure catchment overlap does not occur;
6. Established Suburban neighbourhoods identified on the urban structure will be maintained with little change;
7. Investigation areas are identified at Burpengary East and Morayfield east of the Bruce Highway. These areas are within the separation distance of future industry at the North East Business Park and within walking distance of the existing neighbourhood hub. Council will undertake further investigations in this area to determine the potential to be redeveloped in part for future enterprise, employment, residential and other compatible and related purposes;

3.13.2.4.4 Land use strategy

a. The emerging community of Burpengary East:
    i. has had limited infrastructure network planning done for these areas;
    ii. is not within the priority infrastructure area (PIA);
    iii. is not serviced by all local government networks including water and sewer;
b. This area has been identified for urban development in the future. Infrastructure and constraints issues are to be resolved as part of the investigation before this area is included in the urban corridor, however, substantial infrastructure Planning related to overall transport networks, water supply and sewerage, and other urban infrastructure such as electricity,

telecoms and gas has occurred to support the development of the areas of the North East Business Park (NEBP) subject to existing Preliminary Approvals. Whilst these studies have related to the NEBP holdings, rather than the entire Investigation Area, this infrastructure planning and subsequent investment in infrastructure delivery may facilitate planning and development of lands in the balance area of the investigation area;

c. Development of these areas prior to their inclusion in the urban corridor will be subject to bring forward costs and will not be subject to any infrastructure offsets;
d. Interim development in this area does not fragment, pre-empt or compromise the potential development of rural residential areas for urban purposes beyond the life of the planning scheme.
e. Due to the current estimated servicing costs of this area, and fragmented land ownership, development of the entire area is not envisaged within the life of the planning scheme.

8. ~~The rural residential area at~~ Morayfield South has been identified as an ~~a potential future~~ urban growth front. ~~The key strength of this area lies in its location proximate to the higher order activity centres at Caboolture and Morayfield and regional transport connections including the Bruce Highway and North Coast Rail Line.~~ The Morayfield South Structure Plan guides new development by identifying the outcomes in the area ensuring a high-quality, complete community is provided. Development is to accord with the outcomes of the Morayfield South Structure Plan. ~~Despite this, the lack of urban infrastructure, presence of potentially significant environmental values and fragmented land pattern will constrain the ability to provide serviced urban land, other than for a small area, in the northern portion of the area. Given the existing constraints, other development fronts in the Region and the large size of the growth area, all of the area is not anticipated to be required for urban development prior to 2031. The majority of the area is likely to remain largely rural residential in nature until the area can be developed in an efficient and cohesive manner.~~

3.13.2.4.5 Land use strategy

~~a. The emerging community of Morayfield South will provide for land to be available for urban development during the life of the planning scheme. Limited infrastructure network planning has been done for the identified area and it will not be included within the priority infrastructure area. It is not serviced by all local government networks including water and sewerage.~~
~~b.~~ a. Development that accords with the Morayfield South Structure Plan will subsequently deliver a diverse range of residential opportunities at densities that support the provision of community facilities and services and viable local centres and neighbourhood hubs. It will also provide active transport opportunities and a network of well-connected and attractive streets and open spaces.
~~c.~~ b. Transport infrastructure, corridors and networks are provided or upgraded to cater for the future population of Morayfield South and other growth areas throughout the City.
~~d.~~ c. Central to the high-quality new community is the enhancement and protection of identified environmental corridors that prioritise protecting ecological values and restoring ecological connectivity and waterway values.
~~e.~~ d. Development includes the provision of development infrastructure in a safe, effective, efficient, timely, financially sustainable, equitable and coordinated manner for all local government infrastructure networks including roads, active transport, stormwater, community facilities and open space.
~~f.~~ Development of the identified area will be subject to bring forward costs and will not be subject to any infrastructure offsets.
~~g.~~ Interim development ~~in this area~~ does not fragment, pre-empt or compromise the potential development of ~~rural residential~~ the area~~s~~ for urban purposes ~~beyond the life of the planning scheme~~.
~~h. Further integrated land use and infrastructure planning will be undertaken in the Morayfield South area. This further planning work will determine how the area can be developed efficiently to create a cohesive and sustainable urban community.~~

3.13.2.5 Specific Outcomes - Employment location

1. The higher order activity centre at Caboolture and Morayfield are the major centre for retail, commercial, community, health, cultural, entertainment, leisure and tourism services and facilities. The higher order centre also provides a broad range of commercial and professional services, office services and service trades, technology manufacturing and servicing, tertiary level and other educational facilities, tourist and recreational facilities and institutional and community uses. The centre has multiple cores at Caboolture and at Morayfield which share some common characteristics but are differentiated by specialisations and built form character.
    a. The Caboolture core is a regional transport hub and the major administrative, cultural, health, educational and community centre for the Region. The Caboolture core includes the Caboolture central business district which will incorporate more intensive development contributing to a vibrant, compact activity centre. The Caboolture central business district has strong connections to health and higher education sectors that are strategically located, building on existing facilities, such as Caboolture public and private hospitals, TAFE and university campuses to create a higher education/medical precinct with associated support facilities in proximity of the Caboolture Hospital.
    b. The activities and services provided in the Morayfield centre will complement, rather than compete with the Caboolture central business district. Morayfield is proposed to have two railway stations(3.42) creating two walkable neighbourhoods north and south of Sheep Station creek. The new Morayfield station will support its role as a major retail and commercial services hub for the planning area and the rural and coastal areas to the east and west of the planning area. This new station is a long term strategy and is not expected to develop in the life of this plan. Future re-development of the major shopping centre at Morayfield will re-focus the centre to the north to integrate with and address the future transport hub.
    c. Each core will develop into distinct, compact mixed use walkable centres that has clearly defined edges so that over time the higher order centre becomes a well designed, attractive pedestrian scale urban place providing viable services to the planning area and the Region. These compact centres are framed by commercial and residential uses that support and complement the core and significantly increase the number of people living in walking distance of the principal regional activity centre;
2. The Enterprise and employment areas located at Elimbah, Caboolture, Morayfield east of the Bruce Highway and Caboolture West accommodate low and medium impact uses and associated business activities; and
3. The Enterprise and employment area at Caboolture adjoining the higher order centre accommodates low impact uses.

3.13.2.6 Specific Outcomes - Natural resources

1. Development of the Caboolture West growth area will support agricultural activities and uses as interim uses until urban development occurs and mitigate impacts on Agricultural land classification (ALC) Class A and Class B land and provide a transition between the proposed urban development areas, rural residential areas and the rural township at Wamuran.

3.13.2.7 Specific Outcomes - Integrated transport

1. An Integrated Local Transport Plan and other transport strategies are being prepared to address the transport issues facing the Region;
2. Major new transport projects included in the planning area include:
    a. new north-south and east-west roads proposed as part of development of the planning area to alleviate the over reliance on Morayfield Road for local and through traffic movements and to better connect the neighbourhoods within the planning area and improve the overall accessibility of the principal regional activity centre to the surrounding planning area and Region; and
    b. new road connections in Morayfield to improve connectivity within the proposed growth area south of the higher order centre;

3. Major new transport corridors for investigation shown on the planning area include:
    a. extension of the north-south urban arterial under construction at North Lakes north from Boundary Road through Deception Bay to connect to the Bribie Island Road and its continuation further north to join the Bruce Highway at Elimbah; and
    b. an alternative north-south route extending from Young's Crossing Road at Joyner north through Kurwongbah and Rush Creek, continuing north to the Caboolture West growth area to join the D'Aguilar Highway and then on to join the Bruce Highway at Elimbah;
4. Planning investigations, including transport strategies, are required to be prepared for each of the proposed railway stations. These plans will seek to maximise connectivity for vehicles, pedestrians and cyclists through the locality in which the stations are to be built. These plans will also determine the public transport strategies and park and ride requirements to service the greater catchments of each of the stations; and
5. Pedestrian and cyclist paths are intended to be integrated with existing and intended future road networks and public transport services to provide direct active transport routes within and between neighbourhoods and centres to promote and support walking, cycling and public transport patronage.

3.13.2.8 Specific Outcomes — Infrastructure

1. Major infrastructure facilities identified as part of the planning area include:
    a. the Caboolture wastewater treatment plant; and
    b. major electricity transmission lines; and
2. Provision of high speed broadband telecommunication facilities is facilitated for residential and business purposes.

3.13.2.9 Specific Outcomes - Water management

1. Major waterways, wetlands and associated major flood plains in the planning area are included in the Coast and riverlands place type; and
2. The Caboolture West growth area will incorporate water sensitive urban design and obtain water supply guarantee.

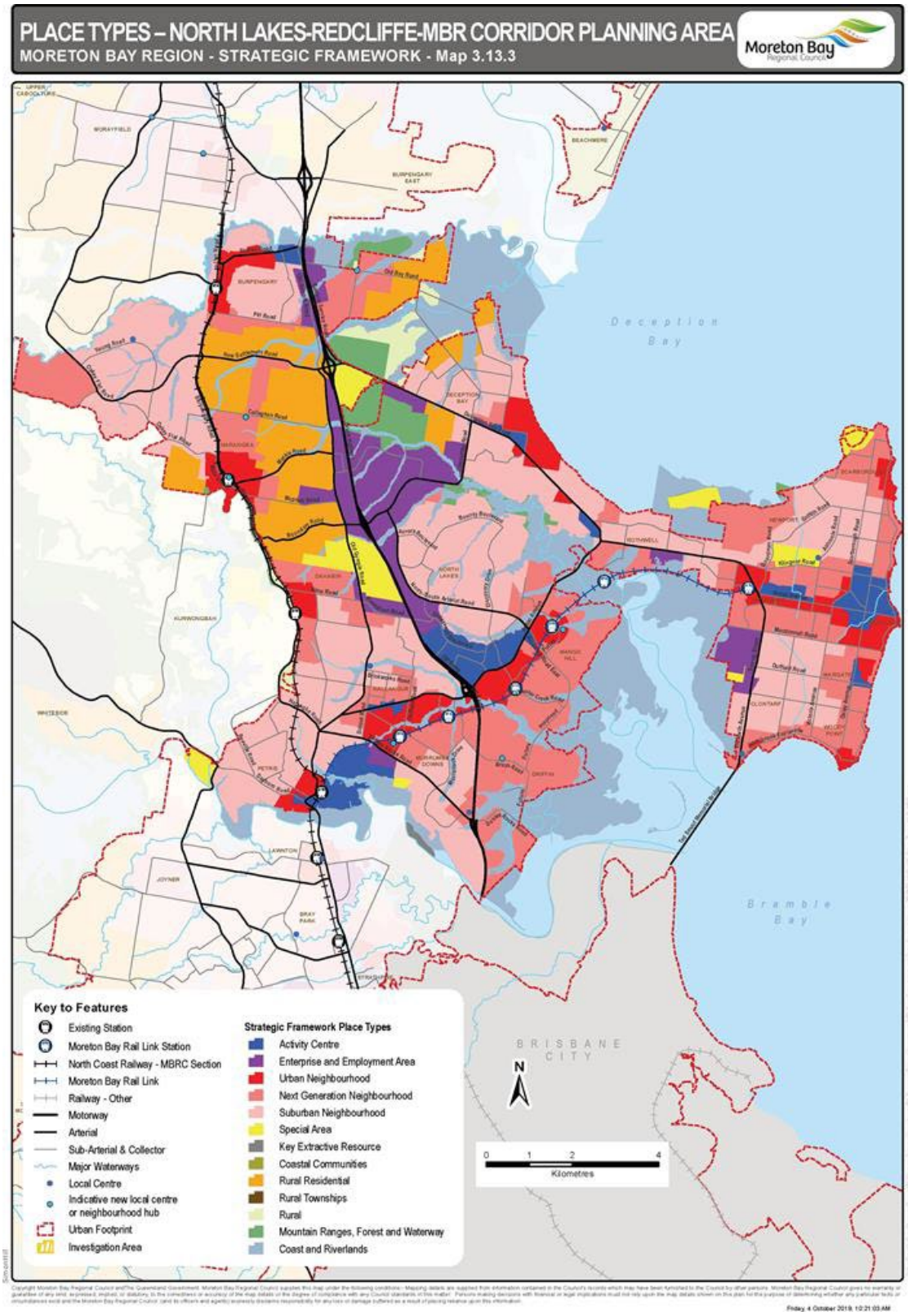
3.13.3 Element - North Lakes-Redcliffe-Moreton Bay Rail corridor planning area

The North Lakes-Redcliffe-Moreton Bay Rail corridor planning area provides for an integrated community of 234,500 people and 77,000 jobs at 2031 together with a wide range of facilities and services required for an urban area of this scale. The planning area includes:

1. Higher order activity centres at North Lakes and Redcliffe-Kippa-Ring which include major shopping centres and other town centre facilities;
2. District level activity centres at Margate, Deception Bay, Narangba, Burpengary, Petrie and Kallangur;
3. Enterprise and employment areas at Dakabin, Deception Bay, Kallangur, North Lakes, Clontarf, Narangba and Burpengary;
4. Existing and new residential neighbourhoods offering a wide variety of housing choices and served by a network of local centres and community facilities;
5. Some rural residential areas to be retained;
6. Extensive open space and natural areas integrated into the urban development of the region to protect waterways and estuarine systems and provide for active and passive recreation; and
7. An integrated transport network that supports active transport, public transport and movement of goods and people within, into, out of, and through the planning area.

Key features of the North Lakes-Redcliffe-Moreton Bay Rail corridor planning area are shown on Map 3.13.3 - North Lakes-Redcliffe-Moreton Bay Rail corridor planning area.

Map 3.13.3 North Lakes-Redcliffe-Moreton Bay Rail Corridor planning area



3.13.3.1 Specific Outcomes

3.13.3.1 Specific Outcomes - Sustainability and resilience

1. Some areas within the planning area are exposed to natural hazards and the projected impacts of changes in weather due to their proximity to Bramble Bay, Deception Bay, Hays Inlet and the major flood plains of the rivers and watercourses draining into the bays. The Coast and riverlands place type has been used to identify the areas at greatest risk from flooding and coastal hazards and limit further urban development and further intensification of development from these areas; and
2. Higher intensity mixed use development is intended to be provided around existing and proposed railway stations, district centres and higher order activity centres. Over time residential and employment opportunities will support viable high quality public transport and active transport systems and reduce the need to travel and the distance travelled by private vehicles.

3.13.3.2 Specific Outcomes - Natural environment and landscape

1. The planning area includes significant natural features and green infrastructure. These areas include:
    a. the foreshores of Redcliffe, Deception Bay and Hays Inlet;
    b. the waterways of the Pine River, North Pine River, Freshwater Creek, Black Duck Creek, Saltwater Creek, Yebri Creek and Burpengary Creek;
    c. wetlands and aquatic habitats including the Ramsar wetlands, the Hays Inlet (FHA-012) and Kippa Ring (FHA-014) declared Fish Habitat Areas and Moreton Bay Marine Park; and
    d. areas set aside because of their conservation significance including the Freshwater National Park at Deception Bay, Hays Inlet Conservation Park, and Saltwater Creek Environmental Park.
    Most of these areas are protected by their inclusion in the Mountain ranges, forests and waterways place type and the Coast and riverlands place type which exclude development incompatible with protecting the significant values of these areas;
2. The planning area contains many green infrastructure components, including waterways, core environmental areas, terrestrial environmental corridors, parks, linear open spaces, urban forests and street trees. The design and development of concept plans for growth areas at Narangba, Dakabin, Griffin, Mango Hill and the new stations on the Moreton Bay Rail corridor will incorporate green infrastructure network elements wherever possible; and
3. Strategic koala habitat networks in this planning area are critical to ensuring strong and safe habitat linkages for koalas in the longer term. Identified core koala habitat areas and koala movement and dispersal corridors will be protected and development will rehabilitate and reinstate the regional ecosystem values in these identified areas. In areas where clearing of koala habitat is required to achieve good quality urban design outcomes, offsets will be required into an identified environmental offsets area.

3.13.3.3 Specific Outcomes - Strong communities

1. The planning area provides for a diverse range of housing choice in terms of type, density, layout and affordability to cater for a demographically and socio-economically diverse population within the Rural residential, Suburban neighbourhood, Next generation neighbourhood, Urban neighbourhood and Activity centre place types;
2. The planning area provides for the development of an appropriate range of community facilities and services, sporting and recreational facilities, open space and parkland to cater for the district community;
3. North Lakes is shown as a Health Precinct in the SEQ Regional Plan 2009-2031 and will support health services;
4. Special places that contribute to the unique identity of the planning area includes Old Petrie Town, Redcliffe Aerodrome, Scarborough Boat Harbour, Shaftesbury Citizen Centre, Watson Park Convention Centre, Dakabin regional waste facility, Murrumba Downs and Redcliffe wastewater

treatment plants. Each of these facilities has a unique role to play in respect to opportunities for economic activity, recreation, tourism aviation and marine activities and planning area infrastructure which this plan seeks to protect. These have been allocated to Special area place types in the planning area;

5. The planning area falls within three regional character areas of urban corridor, coastal urban and rural coast. These prevailing character areas within the planning area are intended to be enhanced and protected. In particular, the distinctive Redcliffe Peninsula landscape identity will be maintained and enhanced. Attention will also be paid to creating a distinctive and memorable coastal architectural scale and character. Elsewhere new development will contain high quality built form and landscapes consistent with provisions of the Moreton Bay Regional Council Urban Design Charter and the Subtropical Design in South East Queensland: A Handbook for Planners, Developers and Decision Makers;
6. Residential areas will be generously landscaped and linked to one another by a continuous open space system including parks and playing fields; and
7. Sites of local heritage significance are located within the planning area. Development that has the potential to impact upon the heritage listed sites will require a heritage impact assessment as part of the approval process.

3.13.3.4 Specific Outcomes - Settlement pattern and urban form

1. Redcliffe-Kippa-Ring major regional activity centre will continue to develop as a higher order activity centre. Council will prepare a strategy to guide the future development of the Redcliffe-Kippa-Ring major regional activity centre. Until the Strategy is endorsed by Council, long term strategic sites including large land holdings (e.g. Redcliffe showgrounds, Redcliffe harness racing club) are maintained for their current purposes and do not compromise the centre strategy.
2. Council will prepare a strategy to guide the future development of the Redcliffe-Kippa-Ring major regional activity centre investigation area. In some instances, the residential place type differs from the planning scheme zoning. These are areas that have the capability to change within the 20 year period but are not anticipated for redevelopment within the life of the planning scheme. There are various reasons for this including:
    a. until the Redcliffe Activity Centre Strategy is endorsed by Council, interim zones have been applied to reflect the Redcliffe City planning scheme so to not compromise the future outcomes of the Strategy;
    b. the street network (e.g. cul-de-sac street layout), age of housing (less than 30 years old), infrastructure and growth assumptions restrict the opportunity for redevelopment to occur in an efficient manner; and
    c. redevelopment is restricted in certain areas to support the orderly growth and development of other areas which are considered more appropriate for development and zoned accordingly.
    Development that is consistent with the Strategic Framework place type may be considered on its merits where it does not compromise future development outcomes.
3. The Moreton Bay Rail corridor links Petrie to Kippa-Ring. The six stations along the corridor provide an opportunity for increased residential densities and the introduction of new uses to support transport infrastructure and employment outcomes;
4. The Kippa-Ring station will be integrated into the major regional activity centre at Redcliffe-Kippa Ring to provide a transport hub for feeder bus services providing direct access to the centre and to the Redcliffe Peninsula. Development in close proximity to the Kippa-Ring station will result in a higher density residential community with nearby access to retail, services and facilities in the major regional activity centre;
5. Development in close proximity to each of the Mango Hill, Mango Hill East, Murrumba Downs and Kallangur stations will result in higher density residential communities with supporting local shops and services, integrated with the stations and surrounding area within walking distance;
6. Greenfield development sites in close proximity to Mango Hill East station produce residential yields that support the transit function of the railway station and contribute to a logical urban form;
7. The district centre at Deception Bay is the focus for an urban neighbourhood providing a mix of compatible uses including convenience retail, a range of housing styles and employment

opportunities that are provided in a compact, integrated and legible manner to effectively serve its catchments;

8. Margate district centre and the local centre at Ashmole Road Kippa-Ring provide a focus for development of urban neighbourhoods supporting a mix of uses including convenience retail, a range of housing styles and employment opportunities;
9. North Lakes major regional activity centre will continue to develop as a higher order activity centre and attract significant new employment opportunities into the region and provide for major shopping, entertainment, leisure, and community needs. The centre will be connected to the Mango Hill East station by feeder bus services and will itself function as a public transport hub for bus services to surrounding localities;
10. Kallangur and Burpengary will continue to function as district centres, each providing a focus for an adjacent urban neighbourhood. Each of these centres will provide for medium density and some high density residential development, a mix of compatible uses that are provided in a compact, integrated and legible manner to effectively serve each catchment. Urban development will occur progressively around each district centre to form interconnected and integrated Urban neighbourhoods;
11. Next generation neighbourhoods at Griffin, Mango Hill, Kallangur, Dakabin, Narangba and Burpengary East will be developed as well planned and attractive new residential neighbourhoods providing a diverse range of residential opportunities at densities that support the provision of community facilities and services and viable local centres. Local centres will generally be located on central intersections with good accessibility and visibility, in locations that support active transport and a network of well connected and attractive streets and open spaces within the neighbourhoods;
12. Established Suburban neighbourhoods identified in the planning area will be maintained with little change;
13. Rural residential areas at locations identified in the the planning area will be maintained for rural residential, rural, open space and nature conservation purposes with more intense uses only establishing where they do not detrimentally impact on the landscape character created by these uses; and
14. An investigation area is identified at Narangba, west of Old Gympie Road. This area is within the separation distance of the high and medium impact industrial uses at Narangba. Council will undertake further investigations in this area to allocate additional land for low impact enterprise and employment activities at this location on land with frontage to Old Gympie Road and to review the separation distances contained within State Planning Policy - Planning for safety and resilience to hazards - Emissions and hazardous activities and associated guidelines having regard to the separation distances determined to be appropriate at other locations within the Region.
15. An emerging community has been identified at Narangba East. Council will undertake further investigation in this area to determine the potential to be developed for future residential and other compatible and related purposes.

3.13.3.4.1 Land use strategy

a. Further investigation and planning of this area is required to coordinate and integrate land use and infrastructure in the context of the outcomes Council is seeking to achieve in the North Lakes-Redcliffe-Moreton Bay Rail corridor planning area.

3.13.3.4.2 Land use strategy

a. The emerging community of Narangba East:
    i. has had limited infrastructure network planning done for these areas;
    ii. is not with in the priority infrastructure area (PIA); and
    iii. is not serviced by all local government networks including water and sewer.
b. This area has been identified for urban development in the future however, infrastructure and constraints issues are to be resolved before this area is included in the urban corridor. Development of these areas prior to their inclusion in the urban corridor would be subject to bring forward costs and would not be subject to any infrastructure offsets;

c. Interim development in this area does not fragment, pre-empt or compromise the potential development of rural residential areas for urban purposes beyond the life of the planning scheme;
d. Due to the current estimated servicing costs of this area, development of the entire area is not envisaged within the life of the planning scheme.

3.13.3.5 Specific Outcomes - Employment location

1. North Lakes and Redcliffe-Kippa-Ring are higher order activity centres for retail, commercial, community, health, cultural, entertainment, leisure and tourism services and facilities. They also provide a broad range of commercial and professional services, office services, service trades, recreational facilities, institutional and community uses. The Mango Hill Infrastructure Development Control Plan will continue to guide the future development of the North Lakes major regional activity centre. Council will prepare a strategy to guide the future development of the Redcliffe-Kippa-Ring major regional activity centre;
2. The Mill at Moreton Bay Priority Development Area (PDA) Development Scheme will provide opportunities for business innovation and employment opportunities through the delivery of a new full-service university campus, associated uses and revitalised Petrie centre. The Mill at Moreton Bay PDA Development Scheme facilitates development that does not compromise outcomes for Strathpine or North Lakes activity centres;
3. High impact industrial uses and associated business activities are consolidated in the Narangba industrial estate east of the Bruce Highway;
4. Medium impact industrial uses and associated business activities are located at Narangba west of the highway;
5. Low impact industrial uses are established at North Lakes, Dakabin east of Old Gympie Road, Clontarf, Narangba west of Old Gympie Road, on Lipscombe Road and Deception Bay Road Deception Bay, on Dohles Rocks Road at Kallangur and on both sides of the Bruce Highway at Burpengary and;
6. The Enterprise and employment place type at Rothwell provides employment opportunities through a range of low impact industry and business uses.

3.13.3.6 Specific Outcomes - Integrated transport

1. The planning area occupies a central location within the Region and all major transport routes pass through the area. Significant new infrastructure investment in public transport and road network improvements are required to keep pace with development of the Region;
2. An Integrated Local Transport Plan and other transport strategies are being prepared to address the transport issues facing the region;
3. Major new transport projects included in the planning area include:
    a. the Moreton Bay Rail Link under construction from Petrie to Kippa-Ring;
    b. the north south urban arterial under construction through North Lakes;
    c. the planned Kerr Road connection between North Lakes and Dakabin station;
    d. the relocation of Dakabin station (not planned and/or funded by the State Government) to provide better integration of land use and transport to service the Dakabin, Kallangur and North Lakes localities;
    e. the planned extension of the north south urban arterial south from Anzac Avenue through Mango Hill, across Freshwater Creek and through Griffin to link up with the Bruce Highway near the Pine River; and
    f. the planned hard rock haulage route extending from Rush Creek through to Boundary Road at Narangba;
4. Major new transport corridors for investigation shown on the planning area include:
    a. extension of the north south urban arterial under construction at North Lakes north from Boundary Road through Deception Bay to connect to the Bribie Island Road and its continuation further north to join the Bruce Highway at Elimbah;
    b. an alternative north-south route extending from Young's Crossing Road at Joyner north through Kurwongbah, and Rush Creek continuing north to join the D'Aguilar Highway and then on to join the Bruce Highway at Elimbah;

c. the Kallangur by-pass extending from Petrie to Brays Road, Kallangur which is being evaluated as an important urban road that could link the adjacent communities of Murrumba Downs and Kallangur together in conjunction with construction of the Moreton Bay Rail corridor;
d. upgrading of the north south route extending from Narangba Road at Boundary Road through to Burpengary and Morayfield; and
e. by-passing Petrie;

5. Planning investigations, including transport strategies, are required to be prepared for each of the proposed railway stations along the Moreton Bay Rail Link. These plans will seek to maximise connectivity for vehicles, pedestrians and cyclists through the locality in which the stations are to be built to each of the stations and link Kallangur station to the Kallangur district centre, Mango Hill East station to North Lakes and Kippa-Ring station to the Redcliffe-Kippa Ring major regional activity centre. The strategies will also determine the public transport strategies and park and ride requirements to service the greater catchments of each of the stations; and
6. Pedestrian and cycle paths are intended to be integrated with existing and intended future road networks and public transport services to provide direct active transport routes within and between neighbourhoods and centres to promote and support walking, cycling and public transport patronage.

3.13.3.7 Specific Outcomes - Infrastructure

1. Major infrastructure facilities are identified on the planning area including:
   a. the Murrumba Downs wastewater treatment plant;
   b. the Redcliffe wastewater treatment plant;
   c. the Dakabin regional waste facility; and
   d. major electricity transmission lines; and
2. Provision of high speed broadband telecommunication facilities is facilitated for residential and business purposes.

3.13.3.8 Specific Outcomes - Water management

1. Major waterways, wetlands and associated major flood plains in the planning area are included in the Coast and riverlands place type.

3.13.4 Element - Strathpine planning area

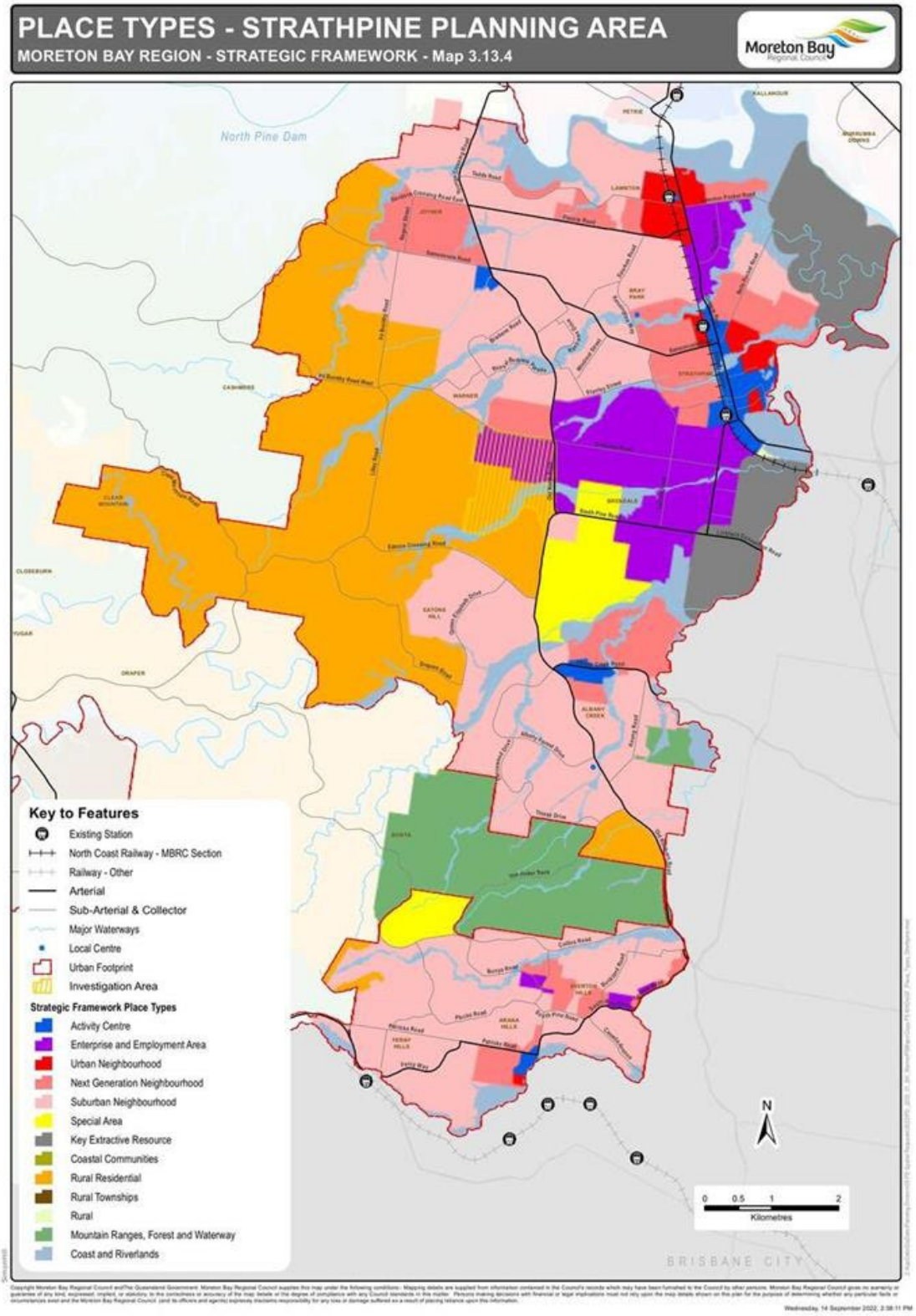
The Strathpine planning area provides for an integrated community of 104,000 people and 38,500 jobs at 2031 together with a wide range of facilities and services required for an urban area of this scale. The planning area includes:

1. The higher order activity centre at Strathpine which includes a major shopping centre and other town centre facilities;
2. District level activity centres at Arana Hills, Albany Creek and Warner;
3. Enterprise and employment areas at the Hills District, Brendale and Lawnton;
4. Existing and new residential neighbourhoods offering a wide variety of housing choices and served by a network of local centres and community facilities;
5. Some rural residential areas to be retained;
6. Extensive open space and natural areas integrated into the urban development of the region to protect waterways and estuarine systems and provide for active and passive recreation; and
7. An integrated transport network that supports active transport, public transport and movement of goods and people within, into, out of, and through the district.

Key features of the Strathpine planning area are shown on Map 3.13.4 - Strathpine.

Map 3.13.4 Strathpine Planning area

Map 3.13.4 Strathpine planning area



3.13.4.1 Specific Outcomes

3.13.4.1 Specific Outcomes - Sustainability and resilience

1. Some areas within the planning area are exposed to natural hazards and the projected impacts of changes in weather due to their proximity to the major flood plains of the rivers and watercourses draining into the bay. The Coast and riverlands place type has been used to identify the areas at greatest risk from flooding and coastal hazards and limit further urban development and further intensification of development from these areas; and
2. Higher intensity development is intended to be provided around existing railway stations, district centres and the higher order centre so that over time residential and employment opportunities support a viable high quality public transport and active transport system and reduces the need to travel and the distance travelled by private vehicles.

3.13.4.2 Specific Outcomes - Natural environment and landscape

1. The planning area includes significant natural features and green infrastructure. These areas include:
   a. the waterways of the North Pine and South Pine Rivers, Cabbage Tree Creek and Kedron Brook; and
   b. areas protected because of their conservation significance including Bunyaville State Forest.

   These areas will be protected by their inclusion in the Mountain ranges, forests and waterways place type and the Coast and riverlands place type which exclude development incompatible with protecting the significant values of these areas;

2. The planning area contains many green infrastructure components, including waterways, core environmental areas, terrestrial environmental corridors, parks, linear open spaces, urban forests and street trees. The design and development of concept plans for growth areas at Warner and Joyner will incorporate green infrastructure network elements wherever possible; and
3. Strategic koala habitat networks in this planning area are critical to ensuring strong and safe habitat linkages for koalas in the longer term. Identified core koala habitat areas and koala movement and dispersal corridors will be protected and development will rehabilitate and reinstate the regional ecosystem values in these identified areas. In areas where clearing of koala habitat is required to achieve good quality urban design outcomes, offsets will be required into an identified environmental offsets area.

3.13.4.3 Specific Outcomes - Strong communities

1. The planning area provides for a diverse range of housing choice in terms of type, density, layout and affordability to cater for a demographically and socio-economically diverse population within the Rural residential, Suburban neighbourhood, Next generation neighbourhood, Urban neighbourhood and Activity centre place types;
2. The planning area provides for the development of an appropriate range of community facilities and services, sporting and recreational facilities, open space and parkland to cater for the planning area's community;
3. Special places that contribute to the unique identity of the planning area include the South Pine Sporting Complex, private sport and recreation area, Energex site and wastewater treatment plant at Brendale, James Drysdale Recreation Reserve at Bunya and Pine Rivers Park at Strathpine. These facilities have a unique role to play in respect to opportunities for sport and recreation and planning area infrastructure which this plan seeks to protect. These have been allocated to Special area place types in the urban structure;
4. The planing area falls within the regional character area of urban corridor. New development will contain high quality built form and landscapes consistent with provisions of the Moreton Bay

Regional Council Urban Design Charter and the Subtropical Design in South East Queensland: A Handbook for Planners, Developers and Decision Makers;

5. Residential areas will be generously landscaped and linked to one another by a continuous open space system including parks and playing fields; and
6. Sites of local heritage significance are located within the planning area. Development that has the potential to impact upon the heritage listed sites will require a Heritage Impact Assessment as part of the approval process.

3.13.4.4 Specific Outcomes - Settlement pattern and urban form

1. The planning area proposes intensification of development around the Strathpine, Bray Park and Lawnton railway stations. The stations provide an opportunity for transit oriented development with increased residential densities and employment opportunities to be created by infill and redevelopment around the stations;
2. An Urban neighbourhood place type is proposed around Lawnton station which would feature higher densities of residential and employment activities within walking distance of the station; and
3. Next generation neighbourhood areas at Strathpine, Bray Park, Joyner, Warner, Albany Creek and the Hills District will be developed as well planned and attractive refurbished residential neighbourhoods providing a diverse range of residential opportunities at densities that support the provision of community facilities and services and viable local centres. The local centres will generally be located on central intersections with good accessibility and visibility, in locations that support active transport and a network of well connected and attractive streets and open spaces within the neighbourhoods;
4. The residential area surrounding Learmonth Street in Strathpine has the potential to become a next generation neighbourhood. However in the life of the planning scheme the suburban residential character will be retained and protected.
5. Parts of the Next generation neighbourhood areas shown at Arana Hills have the potential to become a next generation neighbourhood in the future. However in the life of the planning scheme the suburban residential character will be retained and protected. This will enable a range of issues including traffic movement and public transport to be investigated.
6. An emerging community has been identified at Joyner. Council will undertake further investigation in this area to determine the potential to be developed for future residential and other compatible and related purposes.

3.13.4.4.1 Land use strategy

a. The emerging community of Joyner:
   i. has had limited infrastructure network planning done for this area;
   ii. is not with in the priority infrastructure area (PIA);
   iii. is not serviced by all local government networks including water and sewer;
b. This area has been identified for urban development in the future however, infrastructure and constraints issues are to be resolved before this area is included in the urban corridor. Development of these areas prior to their inclusion in the urban corridor would be subject to bring forward costs and would not be subject to any infrastructure offsets;
c. Interim development in this area does not fragment, pre-empt or compromise the potential development of rural residential areas for urban purposes beyond the life of the planning scheme.
d. Due to the current estimated servicing costs of this area, development of the entire area is not envisaged within the life of the planning scheme.

7. Established Suburban neighbourhoods identified in the planning area will be maintained with little change; and
8. Rural residential areas at locations identified in the planning area will be maintained for rural residential, rural, open space and nature conservation purposes with more intense uses only establishing where they do not detrimentally impact on the landscape character created by these uses.

9. An investigation area has been identified at Warner. The area is bound by Kremzow Road to the north, Old North Road to the east, Conflagration creek and Coorparoo Road in the south and existing rural residential development to the west. The area has been subject to a number of planning investigations since the planning scheme was adopted, with the majority of land north of Warner Road now subject to approved or active development applications for residential development consistent with the Next generation neighbourhood place type.

3.13.4.5 Specific Outcomes - Employment location

1. Strathpine is the higher order centre for retail, commercial, community, health, cultural, entertainment, leisure and tourism services and facilities. It also provides a broad range of commercial and professional services, office services, service trades, recreational facilities, institutional and community uses. Strathpine central business district is to be developed as a transit oriented development area with a thriving mixed use core, creating a civic and cultural hub for the surrounding areas. Development along Gympie Road in the Strathpine activity centre precinct provides for a series of plazas and public spaces that activate the street and outdoor areas;
2. The Enterprise and employment areas located in the Hills District and Lawnton accommodate low impact uses and associated business activities; and
3. The Enterprise and employment area at Brendale adjoining the Strathpine higher order centre provides the primary location for manufacturing, industrial, warehouse, transport and storage needs. This is a major location for low and medium impact industrial activities.

3.13.4.6 Specific Outcomes - Natural resources

1. The planning area includes sand and gravel deposits at Lawnton, Warner and Brendale. The extractive industry operations, including Key Resource Area 59 Pine Rivers North and Key Resource Area 60 Pine Rivers South, in these areas will be protected from the encroachment of sensitive land uses into the separation distance around these activities.

3.13.4.7 Specific Outcomes - Integrated transport

1. An Integrated Local Transport Plan and other transport strategies are being prepared to address the transport issues facing the Region;
2. The major new transport projects included in the planning area include the Francis Road rail overpass at Lawnton and a major transit interchange proposed for Strathpine rail station;
3. Major new transport proposals affecting the planning area in the longer term and which will require further investigation are the proposed new suburban rail link between Strathpine and Alderley;
4. Planning investigations, including transport strategies, will be required to be prepared for each of the railway stations and district centres to maximise connectivity for vehicles, pedestrians and cyclists to these centres and to also determine the public transport strategies required to service the catchments of these centres; and
5. Pedestrian and cyclist paths are intended to be integrated with existing and intended future road networks and public transport services to provide direct active transport routes within and between neighbourhoods and centres to promote and support walking, cycling and public transport patronage.

3.13.4.8 Specific Outcomes - Infrastructure

1. Major infrastructure facilities are identified on the planning area map including:
    a. the Brendale wastewater treatment plant;
    b. the James Drysdale regional waste facility;
    c. major electricity transmission lines; and
2. Provision of high speed broadband telecommunication facilities is facilitated for residential and business purposes.

3.13.4.9 Specific Outcomes - Water management

1. Major waterways, wetlands and associated major flood plains in the planning area are included in the Coast and riverlands place type.

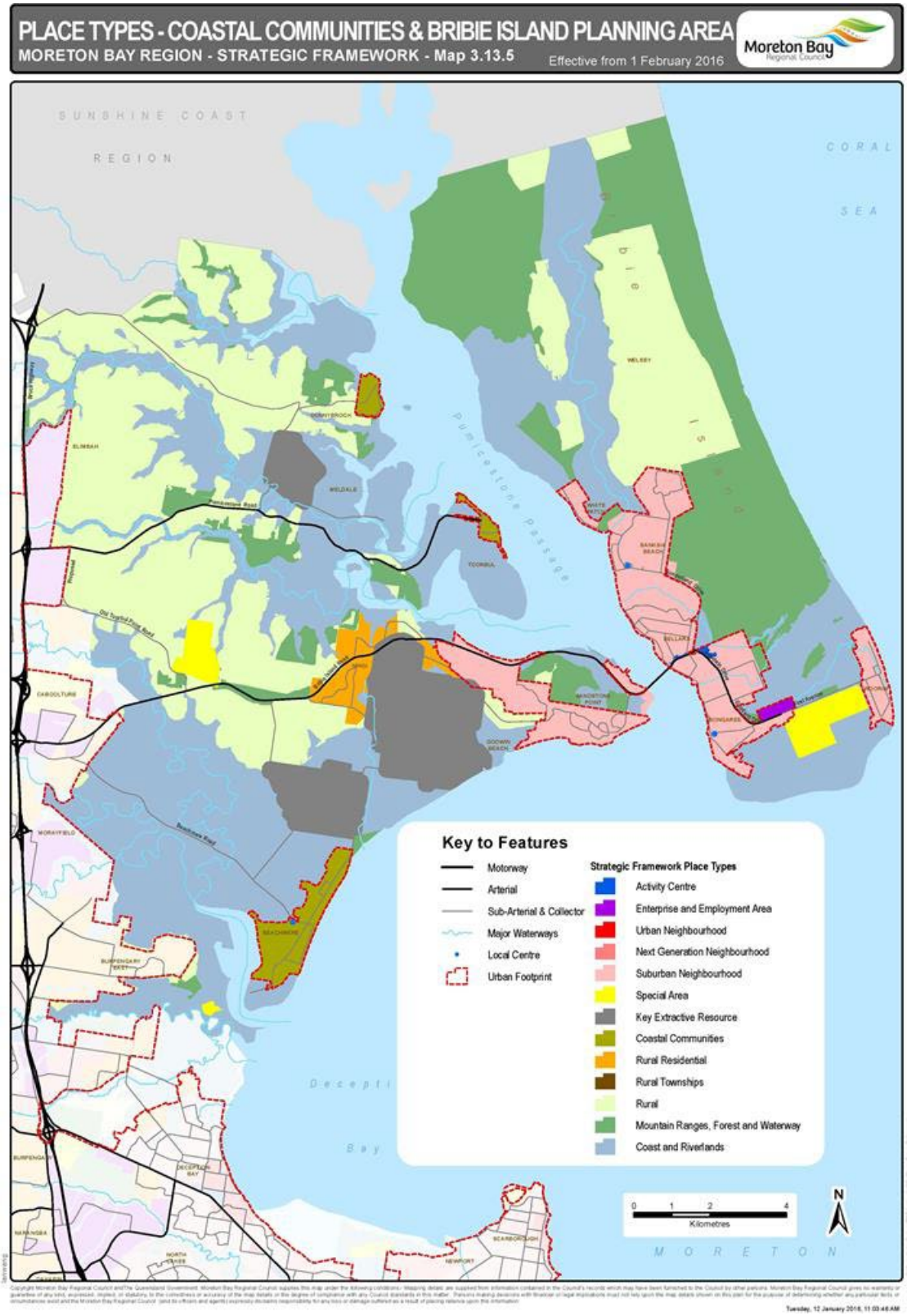
3.13.5 Element - Coastal communities and Bribie Island planning area

The Coastal communities and Bribie Island planning area provides for a community of 34,500 people and 7,500 jobs at 2031 together with a wide range of facilities and services required for a planning area of this scale. The planning area will include:

1. The district activity centre at Bellara / Bongaree which includes a shopping centre and other district centre facilities;
2. An Enterprise and employment area at Bongaree;
3. Existing residential neighbourhoods offering a wide variety of housing choices and served by a network of local centres and community facilities;
4. Existing coastal communities;
5. Some rural residential areas to be retained;
6. Extensive low lying open space and natural areas including waterways, wetlands and estuarine systems; and
7. An integrated transport network that supports active transport, public transport and movement of goods and people within, into, out of, and through the planning area.

Key features of the Coastal communities and Bribie Island planning area are shown on Map 3.13.5 - Coastal communities and Bribie Island.

Map 3.13.5 Coastal communities and Bribie Island planning area



3.13.5.1 Specific Outcomes

3.13.5.1 Specific Outcomes - Sustainability and resilience

1. Significant areas within the planning area are exposed to natural hazards and the projected impacts of changes in weather due to their proximity to Moreton Bay, Pumicestone Passage, Deception Bay and the major flood plains of the Caboolture River, Ningi Creek and Elimbah Creek draining into the bays. The Coast and riverlands place type has been used to identify the areas at great risk from flooding and coastal hazards and limit further urban development and further intensification of development from these areas; and
2. The Coastal communities and parts of Bribie Island are also located in natural hazard areas. An adaptation strategy will be undertaken to address the natural hazards and the projected impacts of changes in weather in these areas. In the interim, established urban areas will be maintained.

3.13.5.2 Specific Outcomes - Natural environment and landscape

1. The planning area includes significant natural features and green infrastructure. These areas include:
    a. the foreshores of Bribie Island, Beachmere, Goodwin Beach, Sandstone Point, Ningi, Toorbul, Meldale and Donnybrook; and
    b. the waterways of the Caboolture River, Ningi Creek, and Elimbah Creek;
    c. the Pumicestone Channel (FHA-011) and Deception Bay (FHA-013) declared Fish Habitat Areas, Moreton Bay Marine Park, wetlands and aquatic habitats including Pumicestone Passage and Deception Bay; and
    d. areas protected because of their conservation significance including the Bribie Island National Park, Beachmere Conservation Park, Buckley's Hole Conservation Park, Bullock Creek Conservation Park, Ningi Creek Conservation Park and Toorbul Conservation Park. Most of these areas will be protected by their inclusion in the Coast and riverlands place type which exclude development incompatible with protecting the significant values of these areas;
2. A large proportion of Bribie Island is in the protected estate and with appropriate management will continue to store a range of threatened flora and fauna species and regional ecosystems. Waterways traversing the mainland provide east west environmental corridors. The planning area contains many green infrastructure components, including waterways, core environmental areas, terrestrial environmental corridors, parks, linear open spaces, urban forests and street trees. Development will incorporate green infrastructure network elements wherever possible; and
3. Strategic koala habitat networks in this planning area are critical to ensuring strong and safe habitat linkages for koalas in the longer term. Identified core koala habitat areas and koala movement and dispersal corridors will be protected and development will rehabilitate and reinstate the regional ecosystem values in these identified areas. In areas where clearing of koala habitat is required to achieve good quality urban design outcomes, offsets will be required into an identified environmental offsets area.

3.13.5.3 Specific Outcomes - Strong communities

1. The urban structure provides for a diverse range of housing choice in terms of type, density, layout and affordability to cater for a demographically and socio-economically diverse population within the Rural residential, Suburban and Activity centre place types;
2. The urban structure provides for the development of an appropriate range of community facilities and services and sporting and recreational facilities, open space and parkland to cater for the planning area community;
3. Special places that contribute to the unique identity of the planning area include the Abbey Museum and Medieval Festival Site in Caboolture and the Bribie and Burpengary wastewater treatment plants. The Abbey Museum and Medieval Festival Site has a unique role to play in respect to opportunities for economic activity, recreation, and tourism which this plan seeks to protect;

4. The planning area falls within the rural coast and coastal urban regional character areas. These prevailing character areas within the planning area are intended to be enhanced and protected. In particular the distinctive Bribie Island and Coastal communities landscape identity and natural skyline created by trees along the western foreshores of Bribie Island will be maintained and enhanced. Attention will also be paid to creating a distinctive and memorable low intensity coastal architectural character. Elsewhere new development will contain high quality built form and landscapes consistent with provisions of the Moreton Bay Regional Council Urban Design Charter and the Subtropical Design in South East Queensland: A Handbook for Planners, Developers and Decision Makers;
5. Residential areas will be generously landscaped and linked to one another by a continuous open space system including parks and playing fields;
6. Council is preparing provisions for activities to be established in rural areas adjacent to the Abbey Museum that are complementary to and compatible with the significant entertainment, recreation and tourism role of the Abbey Museum; and
7. Sites of local heritage significance are located within the planning area. Development that has the potential to impact upon the heritage listed sites will require a heritage impact assessment as part of the approval process.

3.13.5.4 Specific Outcomes - Settlement pattern and urban form

1. The urban form is essentially confined to the existing settlement pattern. No significant intensification of development is envisaged within the existing Coastal communities;
2. In the absence of a reticulated sewerage scheme, no further intensification of urban development will occur in Meldale or Dohles Rocks Village;
3. The future urban form of the coastal communities will be considered as part of the Coastal Adaptation Strategy to be prepared by Council;
4. The district centre at Bellara / Bongaree is the focus for a neighbourhood providing a mix of compatible uses including convenience retail, a range of housing styles and employment opportunities that are provided in a compact, integrated and legible manner to effectively serve its catchments;
5. The local centres of Banksia Beach Sunderland Drive and Bongaree First Avenue provide a focus for the neighbourhoods supporting a mix of uses including convenience retail, a range of housing styles and employment opportunities;
6. The Suburban neighbourhood areas at Bellara, Bongaree and Woorim provide a diverse range of residential opportunities at densities that support the provision of community facilities and services and viable local centres and will be maintained as they are with little change until the outcomes of the adaptation strategy are available; and
7. Rural residential areas at locations identified on the planning area map will be maintained for rural residential, rural, open space and nature conservation purposes with more intense uses only establishing where they do not detrimentally impact on the landscape character created by these uses.

3.13.5.5 Specific Outcomes - Employment location

1. Bellara / Bongaree is the district centre providing retail, commercial, community, health, cultural, entertainment, leisure and tourism services and facilities;
2. The Enterprise and employment area located in Bongaree accommodates low impact industrial uses and associated business activities;
3. The planning area's role as a major tourist and recreation destination is supported by continued development of a range of uses that have a nexus with tourism;
4. Commercial uses in the Spinnaker Sound Marina complement the marine and eco-tourism activities and support the needs of local residents and visitors; and
5. Agriculture, cropping, forestry and poultry farms are protected from urban development. New rural activities, particularly poultry farms, are buffered from sensitive land uses and urban land.

3.13.5.6 Specific Outcomes - Natural resources

1. The planning area includes key extractive resources at Beachmere (Key Resource Area 43), Meldale / Donnybrook (Key Resource Area 45) and Ningi (Key Resource Area 47). The extractive industry operations in these areas will continue and will be protected from the encroachment of sensitive land uses into the separation distance around these activities; and
2. The extensive marine resources and nature based tourism assets of the planning area are included in the Coast and riverlands place type.

3.13.5.7 Specific Outcomes - Integrated transport

1. An Integrated Local Transport Plan and other transport strategies are being prepared to address the transport issues facing the region;
2. Planning investigations, including transport strategies, will be required to maximise connectivity for vehicles, pedestrians and cyclists and to determine the public transport strategies required to service the area;
3. Pedestrian and cyclist paths are intended to be integrated with existing and intended future road networks and public transport services to provide direct active transport routes within and between neighbourhoods and centres to promote and support walking, cycling and public transport patronage; and
4. A major new transport corridor investigation shown on the Coastal communities and Bribie Island planning area map is intended to provide an extension of the north-south urban arterial under construction at North Lakes north from Boundary Road through Deception Bay to connect to the Bribie Island Road and its continuation further north to join the Bruce Highway at Elimbah. This investigation will include land within the planning area but the outcome of that investigation, which has not begun, is some time away.

3.13.5.8 Specific Outcomes - Infrastructure

1. The major infrastructure facility identified on the planning area map is the Bribie Island wastewater treatment plant; and
2. Provision of high speed broadband telecommunication facilities is facilitated for residential and business purposes.

3.13.5.9 Specific Outcomes - Water management

1. Major waterways, wetlands and associated major flood plains in the planning area are included in the Coast and riverlands place type.

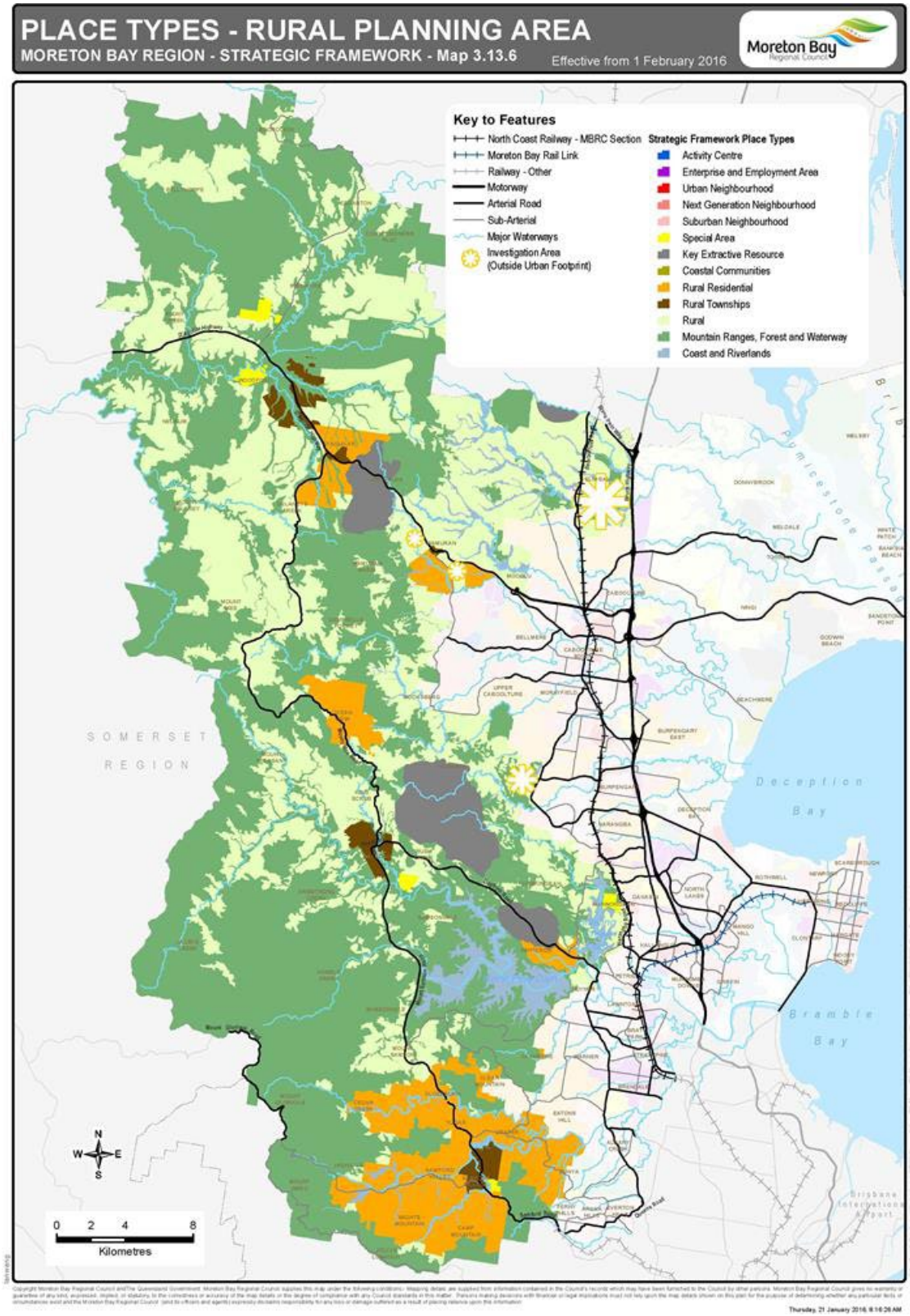
3.13.6 Element - Rural planning area

The Rural planning area provides for a community of 38,000 people and 8,500 jobs together with a wide range of facilities and services required for a rural area of this scale. The planing area will include:

1. The rural townships at Samford, Dayboro, Woodford, Wamuran and D'Aguilar;
2. Dispersed housing and rural residential areas;
3. Extensive cropping and forestry activities;
4. Other agricultural activities;
5. Extractive industries;
6. Extensive native forests and natural areas including waterways and water supplies; and
7. An integrated transport network that supports movement of goods and people within, into, out of, and through the planning area.

Key features of the Rural planning area are shown on Map 3.13.6 - Rural.

Map 3.13.6 Rural planning area



3.13.6.1 Specific Outcomes

3.13.6.1 Specific Outcomes - Sustainability and resilience

1. The extent of major flood events along the regions waterways are allocated within the Mountain ranges, forests and waterways place type to limit development and maintain the function of the floodplain; and
2. Significant areas within the district are exposed to bushfire hazard and the projected impacts of changes in weather due to their proximity to the mountain ranges and forests. The Mountain ranges, forests and waterways place type will need to be managed to mitigate the hazards posed to people and property.

3.13.6.2 Specific Outcomes - Natural environment and landscape

1. The planning area includes significant natural features and green infrastructure. These areas include:
    a. the steep forested slopes of the D'Aguilar, Blackall and Conondale Ranges;
    b. the Stanley River and the headwaters of the North Pine River, South Pine River, Pumicestone Passage and Caboolture River; and
    c. areas protected because of their conservation significance including the Eagles Nest Nature Refuge at Armstrong Creek, Bellthorpe Forest Reserve 2, Bellthorpe Forest Reserve, Charlie Moorhead Nature Refuge at Campbells Pocket, SEQ Water Nature Refuge, Clear Mountain Forest Reserve 1 and Clear Mountain Forest Reserve 2 at Cashmere, Samford Conservation Park at Draper, Beerburrum Forest Reserve 1 at Elimbah, Enoggera Forest Reserve, Viridis Nature Refuge at Jollys Lookout, D'Aguilar Forest Reserve and D'Aguilar National Park at Mount Byron, Byron Creek Conservation Park, D'Aguilar National Park, Mount Glorious Forest Reserve at Mount Nebo, Mount Mee Forest Reserve, Neurum Creek Conservation Park, Dahmongah Nature Refuge at Ocean View, Sheep Station Creek Conservation Park at Upper Caboolture, Incanto Nature Refuge, Wamuran Nature Refuge, Glass House Mountains National Park and Wararba Creek Conservation Park at Wamuran Basin.
    Most of these areas are protected by their inclusion in the Mountain ranges, forests and waterways place type which protects the significant values of these areas;
2. The planning area contains many green infrastructure components, including waterways, core environmental areas, terrestrial environmental corridors, parks, linear open spaces, urban forests and street trees. Development will support the protection and enhancement of the green infrastructure network in this planning area through retention of native vegetation, managed regrowth and rehabilitation and the use of mechanisms such as development offsets and mitigation contributions;
3. The extensive green belt separating the urban areas in the Moreton Bay Region from urban areas in the Sunshine Coast Region containing predominantly rural land uses will be maintained; and
4. The Rural planning area is likely to cater for a large proportion of the net gain in koala habitat for the Region. Strategic koala habitat networks in this planning area are critical to ensuring strong and safe habitat linkages for koalas in the longer term. Identified core koala habitat areas and koala movement and dispersal corridors will be protected and development will rehabilitate and reinstate the regional ecosystem values in these identified areas. In areas where clearing of koala habitat is required to achieve good quality urban design outcomes, offsets will be required into an identified environmental offsets area.

3.13.6.3 Specific Outcomes - Strong communities

1. The rural structure provides for some diversity in the range of housing choice in terms of location, type, and affordability to cater for a demographically and socio-economically diverse population, within the Mountain ranges, forests and waterways place type (Mt Nebo, Mt Glorious and Mt Mee

hamlets and dispersed housing on rural properties), and in the Rural, Rural residential, and Rural township place types;

2. The rural structure provides for the development of an appropriate range of community facilities and services and sporting and recreational facilities, open space and parkland to cater for the district community, generally in the Rural townships place type;
3. Special places that contribute to the unique identity of the planning area include Woodfordia, Lakeside, Woodford Prison, Baden Powell Park, and the wastewater treatment plants at Woodford and Dayboro. These facilities have a unique role to play in respect to opportunities for economic activity, recreation, and tourism and district infrastructure which this plan seeks to protect. The sites have been allocated to the Special area place types in the rural structure;
4. Council is preparing provisions for activities to be established in rural areas adjacent to Woodfordia that are complementary to and compatible with the significant entertainment, recreation and tourism role of Woodfordia;
5. The planning area falls within the rural range regional character area. This prevailing character area within the district is intended to be enhanced and protected. In particular the distinctive tree covered mountain ranges, tree lined waterways and road sides and productive rural landscapes will be maintained and enhanced. Attention will also be paid to maintaining the historic urban character of the rural townships consistent with provisions of the Moreton Bay Regional Council Urban Design Charter and the Subtropical Design in South East Queensland: A Handbook for Planners, Developers and Decision Makers; and
6. Sites of local heritage significance are located within the planning area district. Development that has the potential to impact upon the heritage listed sites will require a heritage impact assessment as part of the approval process.

3.13.6.4 Specific Outcomes - Settlement pattern and urban form

1. The rural townships at Samford, Dayboro, Woodford, Wamuran and D'Aguilar provide the focus for the rural and rural residential communities within the planning area. These townships provide a mix of compatible uses including convenience retail, commercial and office activities, low impact rural services and a range of housing styles and employment opportunities;
2. The hamlets at Mt Nebo, Mt Glorious and Mt Mee provide a local convenience service to residents and visitors;
3. Rural residential areas at locations identified on the rural planning area map will be maintained for rural residential, rural, open space and nature conservation purposes with more intense uses only establishing where they do not detrimentally impact on the landscape character created by these uses; and
4. The predominant character of the area is productive rural lands with dispersed housing and farm buildings, interspersed with natural areas against a backdrop of forested mountain ridges, slopes and waterways.
5. An investigation area is identified at Elimbah between the existing rural residential areas, the Bruce Highway and Beerburrum Road. This area is in the inter-urban break and also has areas identified as Agricultural land classification (ALC) Class A and B (cropping land). Council will undertake further investigations into this area to determine the future land uses and possible potential for future enterprise. This area will remain as rural until the investigations have been completed.

3.13.6.4.1 Land use strategy

a. The Elimbah investigation area:
   i. has limited essential infrastructure;
   ii. is not within or adjacent to the priority infrastructure area (PIA), except for a small area to the west of the Elimbah rail station; and
   iii. is not serviced by all local government networks or water and sewerage;
b. There are a number of issues to be investigated:
   i. provision of infrastructure, including the upgrading the rail to commuter standard to take advantage of the employment opportunities in Caboolture;

ii. parts of the identified area contain Agricultural Land Classification - Class A and Class B;
iii. the area is situated in the inter-urban break between the urban area in MBRC and current boundary between SCRC;
iv. the identified area and land to the east are part of the Pumicestone Catchment so any urban development has the potential to impact on the water quality of Pumicestone Passage;
v. the possible location of the Northern Rail Freight Terminal; and
vi. land to the north is in State ownership as State Forest.

c. The area to the west of Beerburrum Road has not been included as this agricultural land is required as the wastewater solution for the growth of Caboolture City.
d. If this area were to be found suitable for urban development, a significant buffer should be provided to the west of the Bruce Highway to maintain the visual perception of the interurban break; Pumicestone Passage should be protected from any negative water quality impacts on Pumicestone Passage; and significant investment in infrastructure is required.
e. The affordability of the area to Council and the community is a concern to Council as the costs are unknown. Council wants the inter-urban break retained for environmental reasons and also as possible locations for hard to locate infrastructure and outdoor sports; protection of the State Forest lands would protect the inter-urban break.
f. Any development of the identified area would need to be for higher density urban style development to make the most efficient use of new and existing infrastructure and to support employment in Caboolture.
g. If the area is found to be suitable for urban development, employment opportunities from the proposed Northern Rail Freight Facility must to be integrated into the proposed land use.

6. Investigation areas have been identified at Wamuran and Morayfield west of Oakey Flat Road (area commonly called Pine Valley). Both these areas are in the Rural zone. Both investigation areas include areas identified as Agricultural land classification (ALC) Class A and B (cropping land). Council will undertake further investigations into these areas to determine the future land use. Both these areas will remain as Rural until the investigations have been completed.

3.13.6.4.2 Land use strategy

a. There are a number of issues to be investigated:
i. parts of the investigation areas contain Agricultural Land Classification - Class A and Class B;
ii. constraints such as environment, flooding, bushfire;
iii. provision of relevant infrastructure, including access onto the existing road network;
iv. the outcomes of studies being conducted by Department of Transport and Main Roads, particularly suitability of rural residential uses.
b. Including both areas as investigation areas indicates Council's intention to undertake further investigations into the future use of the area. It does not commit to support the rural residential or urban development of the area.
c. If as part of the investigations, it is shown that rural residential development or urban development is suitable, discussions will need to take place with the State Government as both of these areas are in the Regional Landscape and Rural Production Area in the South East Queensland (SEQ) Regional Plan as a rural residential or urban outcome will require a change in SEQ Regional Plan land use categories.

3.13.6.5 Specific Outcomes - Rural futures

1. Substantial rural production areas in the north and west of the planning area provide employment opportunities in association with intensive cropping, grazing and forestry activities;
2. The rural townships provide retail, commercial, community, health, cultural, entertainment, leisure and tourism services and facilities to residents and visitors;

3. The planning area's role as a major tourist and recreation destination is supported by continued development of a range of uses that have a nexus with tourism, including the accommodation needs of visitors, are small to medium scale, sustainable and compatible with the more traditional rural land uses and lifestyles;
4. Low impact services and industries to the rural communities are located where the impact on the character of the area and other non-industrial uses are minimised, while providing local employment opportunities; and
5. The Woodford Prison, Woodfordia, and Lakeside are important sources of local employment and generate local economic activity. These activities are included in the Special areas place type to maintain and support these activities.

3.13.6.6 Specific Outcomes - Natural resources

1. The planning area includes key extractive resources at Bracalba (Key Resource Area 44), Narangba (Key Resource Area 46), and Whiteside (Key Resource Area 58). The extractive industry operations in these areas will continue and will be protected from the encroachment of sensitive land uses into the separation distance around these activities;
2. Agricultural land classification (ALC) Class A and Class B land will be protected from encroachment by incompatible uses; and
3. Potable water supply catchments will be maintained in a fit state for safe and economically efficient potable water storage or water harvesting purposes.

3.13.6.7 Specific Outcomes - Integrated transport

1. An Integrated Local Transport Plan and other transport strategies are being prepared to address the transport issues facing the region; and
2. A major new transport corridor investigation shown on the Rural planning area map is intended to provide an alternative north-south route extending from Young's Crossing Road at Joyner north through Kurwongbah and Rush Creek continuing north to the Caboolture West growth area to join the D'Aguilar Highway and then on to join the Bruce Highway at Elimbah. This investigation will include land within the Rural planning area but the outcome of that investigation which has not begun is some time away.

3.13.6.8 Specific Outcomes - Infrastructure

1. The major infrastructure facilities identified on the Rural planning area map are the Dayboro and Woodford wastewater treatment plants; and
2. Provision of high speed broadband telecommunication facilities is facilitated for residential and business purposes.

3.13.6.9 Specific Outcomes - Water management

1. Major waterways, and associated major flood plains in the planning area are included in the Mountain ranges, forests and waterways place type.

3.14 MBRC Place Model

3.14 Moreton Bay Regional Council Place Model

Theme

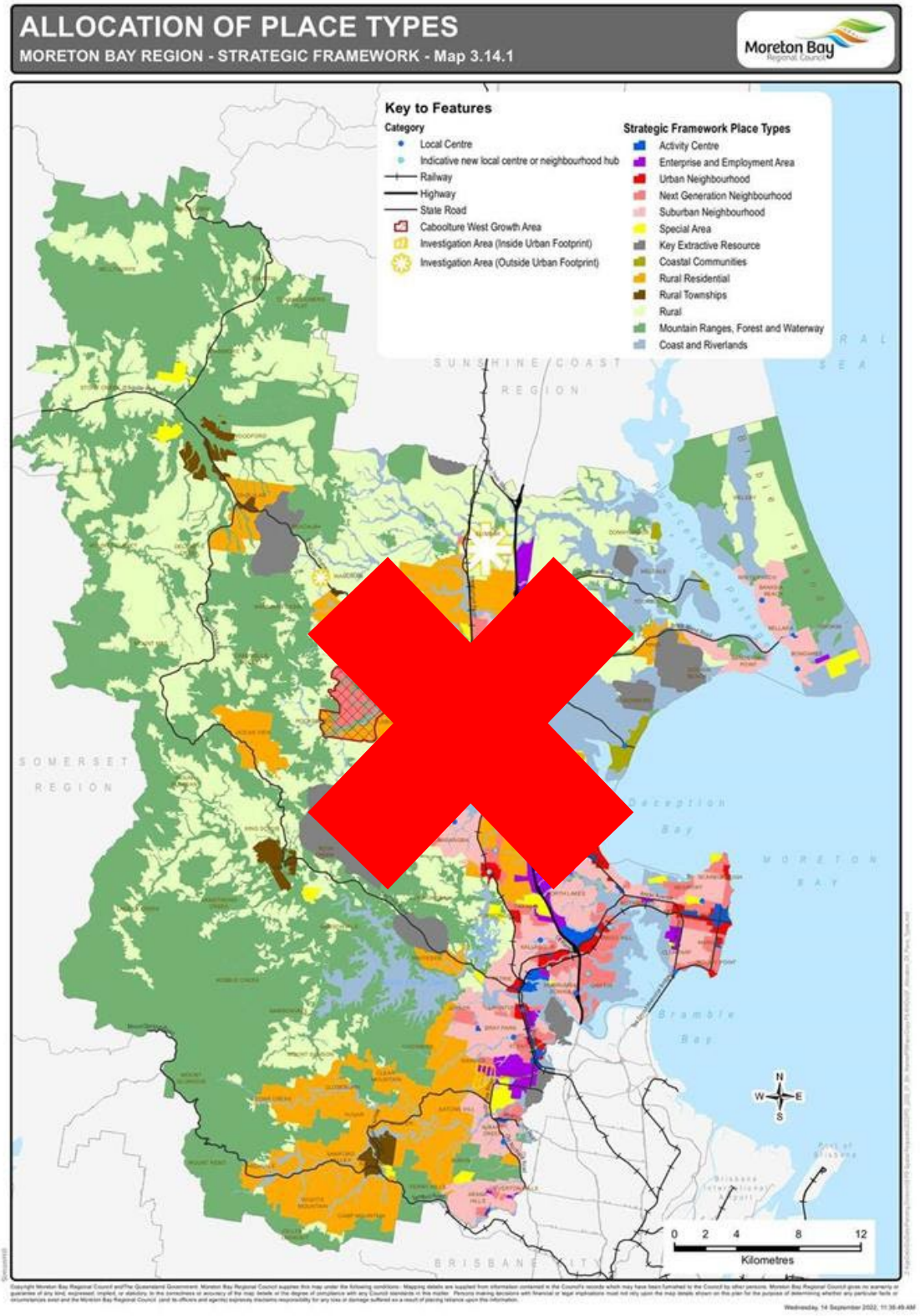
The Moreton Bay Regional Council (MBRC) Place Model identifies and describes a series of broad scale place types each with a distinguishing mix and intensity of uses, development forms, character, function and special qualities to guide the planning and development of the diversity of places across the Region.

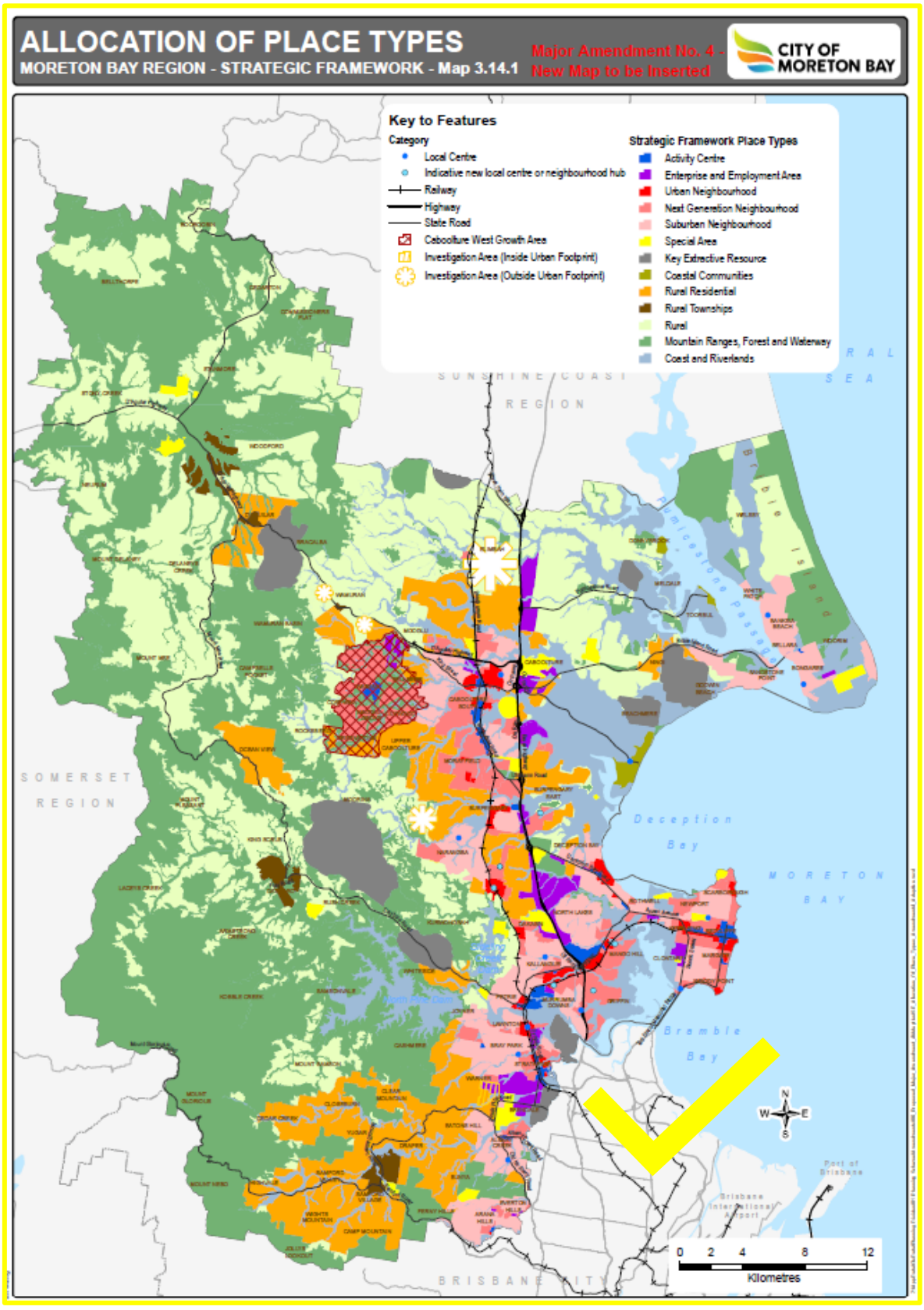
It is intended where applications are made for impact assessment Council will use this section to assess such applications.

The place types have been allocated across the Region in Map 3.14.1 - Allocation of place types.

Map 3.14.1 Allocation of place types

Map to be replaced.




ALLOCATION OF PLACE TYPES
MORETON BAY REGION - STRATEGIC FRAMEWORK - Map 3.14.1
Major Amendment No. 4 - New Map to be Inserted
CITY OF MORETON BAY
Key to Features
Category
Local Centre
Indicative new local centre or neighbourhood hub
Railway
Highway
State Road
Caboolture West Growth Area
Investigation Area (Inside Urban Footprint)
Investigation Area (Outside Urban Footprint)
Strategic Framework Place Types
Activity Centre
Enterprise and Employment Area
Urban Neighbourhood
Next Generation Neighbourhood
Suburban Neighbourhood
Special Area
Key Extractive Resource
Coastal Communities
Rural Residential
Rural Townships
Rural
Mountain Ranges, Forest and Waterway
Coast and Riverlands
SUNSHINE COAST REGION
SOMERSET REGION
BRISBANE CITY
Deception Bay
MORETON BAY
Bramble Bay
Pumicestone Passage
N
W
E
S
0 2 4 8 12
Kilometres

3.14.1.1 3.14.1.1 Strategic Outcome - Mountain ranges, forests and waterways place type

1. In the Mountain ranges, forest and waterways the natural environment dominates;
2. This place type performs essential functions as ecological and regional landscape areas which are vital to protecting the Region's green infrastructure and providing essential ecosystem services for human wellbeing; and
3. Other activities that occur in this area are compatible with maintaining its essential functions.

3.14.1.2 Strategic Outcome - Rural place type

1. In a rural place there is a balance between rural production and associated rural industry, scenic landscapes and natural areas, outdoor entertainment and recreation, rural living, tourism and home based business activities;
2. Green infrastructure and essential ecosystem services are protected; and
3. In the rural place type the landscape is characterised by a mosaic of productive farm land and natural areas with the predominant features being grazing, agriculture, forested areas, tree lined roads and scattered housing and farm buildings.

3.14.1.3 Strategic Outcome - Rural townships place type

1. The Rural townships place type accommodates residential development, local shopping, commercial, industrial and community facilities appropriate to service the needs of the community; and
2. The townships provide employment, services and facilities to residents in the township and surrounding rural areas and visitors to the area.

3.14.1.4 Strategic Outcome - Key extractive resources place type

1. Key extractive resources place type contains key sand, gravel, clay, rock and soil resource areas of state and regional significance and include the resource/processing area and a separation area.

3.14.1.5 Strategic Outcome - Special area place type

1. Large single use or single focus places that as a result of their size and special nature have a stand alone function that sets them apart from the function of adjacent areas; and
2. These stand alone functions include large scale entertainment, recreation, sporting, institutional, infrastructure, aviation and marine facilities and supplementary and allied activities.

3.14.1.6 Strategic Outcome - Rural residential place type

1. This place type is characterised by single family housing on large residential lots with deep set backs, some distance from services and facilities, depending on topography; and
2. These peri-urban areas provide lifestyle choices ranging from large family lifestyle lots close to the urban area, to lots used for intensive horticulture, lots used for conservation and lots used for business purposes.

3.14.1.7 Strategic Outcome - Suburban neighbourhood place type

1. This place type is primarily low density, dormitory suburbs that developed in the Region over the last 60 years which accommodate the bulk of the Region's resident population; and

2. These areas will continue to provide low density residential, predominantly detached housing, with a limited range of local convenience services and facilities.

3.14.1.8 Strategic Outcome - Next generation neighbourhood place type

1. These are selected formerly suburban areas, greenfield and rural residential transition areas close to Urban neighbourhoods and Activity centres that have the capability and capacity to be developed;
2. The place type will provide a greater range of housing choice, and more local employment opportunities, services and facilities than Suburban neighbourhoods;
3. A mix of housing forms including Multiple dwellings (such as apartments and attached dwellings), Dual occupancies and Dwelling houses on smaller lot sizes occur within parts of the Next generation neighbourhood place type that are within the identified walkable catchments of train stations and centres(3.43);
4. Outside these walkable catchments, housing diversity is achieved predominantly through Dwelling houses on a range of lot sizes, with Multiple dwellings and Dual occupancies occurring on larger lots; and
5. These areas have an interconnected street and active transport network that provides modal choice and convenient access to services and facilities within the neighbourhood.

3.14.1.9 Strategic Outcomes - Urban neighbourhood place type

1. These are selected residential areas that adjoin activity centres that will be targeted for infill and redevelopment associated with public investment in transport and other infrastructure; and
2. The place type will provide a greater range of housing choice with a higher ratio of attached to detached housing compared to the Next generation neighbourhoods and an expanded range of local convenience services facilities and more local jobs than the Next generation neighbourhoods.

3.14.1.10 Strategic Outcome - Activity centre place type

1. A high standard of urban design of these centres is of critical importance to the creation of a sub-regional and regional identity and to cater for urban lifestyles in vibrant and attractive centres;
2. The district centres are important transport hubs and provide a diverse mix of land uses and activities with a concentration of retail, business, commercial, employment, health services, administrative, community, cultural, recreational and entertainment capable of servicing the district, and may include a substantial resident population; and
3. The higher order centres provide a secondary administrative function to the Brisbane Central Business District and accommodate regional, district or branch government facilities and professional offices. They are key locations for tertiary health, education, cultural and entertainment facilities and are critical to the future growth of employment opportunities in the region. They are major transport hubs that serve catchments of regional and sub-regional significance and accommodate key employment concentrations and may include a substantial local residential population.

3.14.1.11 Strategic Outcome - Enterprise and employment area place type

1. These are the major locations in the Region for industrial activity particularly manufacturing, building products, transport and logistics and related business activity which are critical to the future growth of employment opportunities in the Region.

3.14.1.12 Strategic Outcome - Coastal communities place type

1. These are the coastal communities bordering Pumicestone Passage and DeceptionBay that cater for bayside, coastal and retirement lifestyles supported by localised community services.

3.14.1.13 Strategic Outcome - Coast and riverlands place type

1. In the Coast and riverlands place type the natural environment dominates;
2. These areas are particularly exposed to coastal hazards and flooding;
3. These areas also perform essential functions as ecological and regional landscape areas which are vital to protecting the Region's green infrastructure and providing essential ecosystem services for human wellbeing; and
4. Within Coast and riverlands areas, reconnecting habitats and ecosystems and restoring biodiversity to healthy levels is a priority; other activities that occur in this area are compatible with maintaining its essential functions.

3.14.2 Element - Mountain ranges, forests & waterways place type

The mountain ranges, forests and waterways place type consists of protected areas, private lands which are more than 80% forests; ridge lines and steep slopes, Council managed natural reserves, and flood plains associated with waterways.

Residential development will be in the form of dispersed dwellings and farm buildings with limited infrastructure services provided. Non-residential development is provided in appropriate locations but is small in scale with a particular focus on tourism activities.

The protected areas within the Mountain ranges, forests and waterways place type are the cornerstones upon which the Council's strategy for protection of the Region's green infrastructure is founded. The place type also contains the headwater of the Region's drinking water supply catchments. Protection of water quality in these upper catchment areas is critical to achieving downstream water quality. The environmental values in these areas are given preference over development that would impact on these values.

3.14.2.1 Specific outcomes

3.14.2.1 Specific Outcomes - Sustainability and resilience

1. The Mountain ranges, forests and waterways place type areas are managed to mitigate risks posed by bushfires and natural events to people, property and the natural environmental; and
2. These areas may provide opportunity for private land to be used for biosequestration, carbon sinks and vegetation offset programs.

3.14.2.2 Specific Outcomes - Natural environment and landscape

1. The integrity, condition and function of biodiversity and ecological processes within these areas are protected in perpetuity from the adverse impacts of development, land use activities and land degradation caused by vegetation clearing and earthworks;
2. The protected areas, natural reserves and forested private lands are inter connected by a network of environmental corridors that include public and private land and that also link to lands in the Coast and riverlands place type;
3. The regionally significant scenic amenity values of these areas including major landscape features, prominent ridgelines, views, lookouts and vistas are retained or enhanced by development; and
4. Sustainably managed native forest practices are an integral component of the natural environment and landscape within this place type.

3.14.2.3 Specific Outcomes - Strong communities

1. The place type provides a diverse range of active and passive outdoor recreational opportunities for residents of the Region and visitors without compromising the environmental values;
2. The values of cultural heritage sites are protected;
3. The park and open space system is connected to and forms part of the environmental corridors; and
4. Development maintains or enhances the important contribution of this place type to the sense of place, identity and character of the Moreton Bay Region.

3.14.2.4 Specific Outcomes - Settlement pattern

1. Dispersed dwellings and farm buildings on mostly large rural allotments are predominant within this place type;
2. The nature, scale and intensity of development are appropriate having regard to the outdoor recreational, educational and environmental character and function of these areas;
3. Private land continues to be used predominately for land extensive sustainable agriculture and cultivation including native forest practices and orchards on large lots that support ongoing productive use that is compatible with the long-term protection of the areas environmental values;
4. The amenity, visual character, scale, role and size of the hamlet areas at Mt Glorious and Mt Nebo are retained; and
5. Land extensive or intensive rural uses are managed to maintain sustainable production from the land and to avoid degrading the significant conservation or scenic values or the integrity of the waterways.

3.14.2.5 Specific Outcomes - Rural futures

1. The place type recognises and enhances the employment opportunities offered in the adjoining Rural place type, without having a detrimental impact on the surrounding environmental values. The employment opportunities include:
    a. small scale tourist facilities and accommodation;
    b. agricultural, forest practice, animal husbandry and rural support activities;

c. existing small scale shops and tourist related commercial development at destinations such as Mt Nebo, Mt Glorious and Mt Mee; and
d. home based businesses.

3.14.2.6 Specific Outcomes - Natural resources

1. Extractive industries are not established within the mountain ranges, forests and waterways place type; and
2. Agricultural production and forestry activities are managed to protect the integrity, condition and function of biodiversity and ecological processes within this area.

3.14.2.7 Specific Outcomes - Integrated transport

1. The desired standard of service for road access is maintained for local trips, for visitors to the area, to provide safe evacuation routes during bushfire events and safe access in areas susceptible to land slips; and
2. Where appropriate, sealed roads to have adequate width to include line-marked shoulders to accommodate cyclists with particular attention to uphill sections.

3.14.2.8 Specific Outcomes - Infrastructure

1. The Mountain ranges, forests and waterways place type is provided with limited Infrastructure services;
2. Infrastructure, including public utilities and major telecommunication facilities, are designed and located to mitigate detrimental impacts on the visual quality and environmental values, character and amenity of the place type; and
3. Access to high speed broadband is provided to support residential and business needs.

3.14.2.9 Specific Outcomes - Water management

1. The Stanley River and the headwaters of the Pumicestone Passage, Caboolture River, North Pine River, and South PineRiver systems are protected and rehabilitated over time to support healthy downstream water quality;
2. The high level of ecosystem services within this place type are maintained over time to protect and enhance downstream water quality within waterways and natural and artificial water bodies;
3. The potable water supply catchments and storage areas are protected and maintained in a fit state for continued water quality and economically efficient potable water storage or water harvesting purposes;
4. Nutrient enrichment is avoided.

3.14.3 Element - Rural place type

3.14.3 Element - Rural place type

Approximately 80% of the Region is rural. The Rural place type is characterised by a mosaic of productive farm land and natural areas with the predominant feature being grazing, agriculture, forested areas and scattered housing and farm buildings.

Although the value of the rural economy has been impacted upon by rapid urbanisation, the Region has retained key extensive agricultural and cultivation assets. Rich farm lands dominate the northern and north western parts of the Region that support agriculture, cultivation, animal husbandry, and forestry activities. In addition, the Region has a diverse natural environment due to both subtropical and temperate native ecosystems. These factors combined with the Region's proximity to Brisbane City and rapid population growth has seen the rise of tourism-based economic assets including event tourism, ecotourism, short stay accommodation and facilities and services. These cater for the day tripper market emerging as important components of the Region's economy. The place type also offers residential living in a rural environment but still within close proximity to the urban area.

In planning for the future and responding to the threat of changes in weather the maintenance and development of productive sustainable rural landscapes for food production and associated ecosystem services in the Region are important to increasing the Region's resilience and continued capacity to support population growth.

3.14.3.1 Specific outcomes

3.14.3.1 Specific Outcomes — Sustainability and resilience

1. Development is managed and located to mitigate adverse effects of flood, bushfire, and landslide
2. Agricultural practices and associated activities are managed and located to ensure environmental sustainability; and
3. These areas may provide opportunity for private land to be used for biosequestration, carbon sinks and for renewable energy production and vegetation offset programs.

3.14.3.2 Specific Outcomes - Natural environment and landscape

1. The integrity, condition and function of ecological processes within the rural areas are protected from the adverse impacts of development, land use activities and land degradation caused by vegetation clearing and earthworks;
2. Development of rural industries is integrated with protection of important natural environmental values and maintenance of important ecosystem services;
3. Development within the rural areas maintains and enhances the green infrastructure network that links protected areas, natural reserves and forested private lands to lands in the Coast and riverlands place type; and
4. The visual character of the place type is characterised by rural production that acknowledges the regionally significant scenic amenity of the rural areas including major landscape features, views, lookouts, vistas and inter-urban break in the northern part of the Region and are retained where appropriate.

3.14.3.3 Specific Outcomes - Strong communities

1. Development achieves a high standard of amenity for residents and visitors, is consistent with the rural character of the area and does not negatively impact upon cultural values;
2. The important contribution of the rural areas to the sense of place and identity of the MoretonBay Region is identified and reflected in the management of development;
3. Recreational trails provide connections through rural areas to rural townships, the mountain ranges, forests and waterways place type and the Coast and riverlands place type; and
4. The amenity of sensitive land uses is protected from risks to health or safety resulting from rural activities.

3.14.3.4 Specific Outcomes - Settlement pattern

1. The rural areas are sparsely populated and feature dispersed dwellings and associated outbuildings on large rural properties;
2. The amenity, visual character, scale, role and size of the hamlet area at Mt Mee is retained; and
3. Rural land is used predominately for land extensive sustainable agriculture and cultivation including forestry on large lots that support ongoing productive use and interspersed with retention of high value native vegetation and protection of waterways on public and private lands;
4. In areas with Agricultural land classification (ALC) Class A and Class B land, land use and development is limited to uses that are allied to and compatible with the ongoing sustainable productive use of the land and do not compromise the potential for productive use of the land for agriculture and cultivation in the future;
5. Rural industries and activities that support agriculture and cultivation are located within the rural area in locations and in a manner that does not adversely impact on the amenity, scenic and environmental values of the area;
6. Rural places cater for a range of lifestyle choices ranging from areas used predominately for farming purposes to residential purposes (farm housing on large rural properties) to those areas used for a combination of residential and business purposes;

7. Non-intensive active or passive recreational pursuits, educational or tourism purposes may occur where compatible with the character and amenity of the area;
8. Adequate buffers, setbacks and appropriate site management plans are implemented to reduce impacts on water quality;
9. Rural areas, particularly agricultural lands, are protected from urban encroachment and conflict at the rural/urban interface is prevented or minimised; and
10. Maintain adequate separation distances between rural uses and activities and intensive animal industry and sensitive land uses.

3.14.3.5 Specific Outcomes - Rural futures

1. Employment opportunities include:
    a. rural activities including agriculture, cultivation, grazing, forestry, horticultural activities;
    b. rural service industries and activities that support and complement rural activities;
    c. low key, low impact small scale sustainable tourism and recreational uses;
    d. low key, low impact short stay tourist accommodation which serve the needs of visitors and tourists to the Region including accommodation buildings and camping facilities;
    e. activities complementary to and compatible with Woodfordia and the Abbey Museum and Medieval Festival Site;
    f. low key, low impact home based businesses and cottage industries including owner operated service trade businesses operating out of rural premises; and
    g. existing small scale shops and tourist related commercial development at destinations such as Mt Mee.

3.14.3.6 Specific Outcomes - Natural resources

1. The ongoing viability of rural production areas is protected, enhanced and used sustainably;
2. Agriculture, cultivation and forestry activities are managed to avoid and minimise impacts on the integrity, condition and function of biodiversity and ecological processes within this area; and where impacts are unavoidable, measures are put in place to mitigate impacts;
3. Agricultural land classification (ALC) Class A and Class B land retains its productive potential, is not removed from productive purposes and is protected from development that may alienate it from or conflict with its productive use.

3.14.3.7 Specific Outcomes - Integrated transport

1. An adequate level of service for road access is maintained for safe access, visual amenity, local trips, for visitors to the area and to provide safe evacuation routes during bushfire events;
2. The capacity of the Region's transport network to provide safe, reliable and efficient transport for incoming and outgoing rural industry supplies and produce is not compromised by inappropriate development; and
3. Where appropriate, sealed roads to have adequate width to include line-marked shoulders to accommodate cyclists with particular attention to uphill sections.

3.14.3.8 Specific Outcomes - Infrastructure

1. Rural areas are provided with limited infrastructure services;
2. Infrastructure, including public utilities and major telecommunication facilities, are designed and located to mitigate detrimental impacts on the visual quality and environmental values, character and amenity of the area;
3. Rural places have access to high speed broadband to support residential and business needs.

3.14.3.9 Specific Outcomes - Water Management

1. The potable water supply catchments and storage areas are protected and maintained in a fit state for continued water quality and economically efficient potable water storage or water harvesting purposes;
2. Riparian buffer zones are identified and protected to maintain and improve water quality and general ecosytem health in the Region;
3. The Stanley River and the headwaters of the Pumicestone Passage, Caboolture River and North and South Pine River systems are protected and rehabilitated to support healthy downstream water quality;
4. Rural industries and activities are to incorporate best management practices where located in urban water supply catchments to protect downstream water quality; and
5. Nutrient enrichment is avoided.

3.14.4 Element - Rural townships place type

3.14.4 Element - Rural townships place types

The rural townships of Samford, Dayboro, Woodford, Wamuran and D'Aguilar are amongst the oldest established urban settlements in the Region. They have a long history and established character, each with a unique identity and sense of place. They feature a mixed use, low scale main street, usually with traditional design elements such as awnings over the footpath. The mix of uses is often diverse, with shops, offices, halls, churches, schools, rural industry, a park and housing intermingled.

The townships provide retail, commercial, medical centres, service industry, sporting and recreation facilities as well as community services, churches, community halls, emergency services and primary school and child care facilities to meet the needs of the township and the surrounding rural areas. They also provide facilities, services and accommodation for visitors to the area. They also typically provide low density detached housing within the township and may adjoin areas of detached housing on rural residential lots. Other forms of attached housing such as multiple dwelling, dual occupancies and aged care facilities are limited and cater for the changing resident needs. There is limited public transport services available within the townships.

Scattered, but significant stands of native vegetation add to the character and amenity of the townships and offer ecosystem services including shelter, microclimate regulation, and habitat for fauna.

3.14.4.1 Specific outcomes

3.14.4.1 Specific Outcomes - Sustainability and resilience

1. Development responds to local climate conditions by allowing solar access, ventilation, flow of breezes and provides open space and footpaths suitable for extensive native vegetation and appropriate shade trees; and
2. Development is designed to mitigate exposure to riverine flood events, landslide and bushfire.

3.14.4.2 Specific Outcomes - Natural environment and landscape

1. The green infrastructure network within the rural townships incorporates core environmental areas and corridors, in addition to natural and semi-natural parklands, providing a strong visual connection to the character of the rural landscape;
2. High value vegetation is retained on land in public and private ownership to ensure ongoing provision of ecosystem services; and
3. Open space and natural environmental areas within the rural townships is complemented by the private 'greening' of yard space on private property and street trees.

3.14.4.3 Specific Outcomes - Strong communities

1. Development achieves a high standard of amenity for residents and visitors;
2. Development within the main street of the rural townships will be sympathetic to and complement the rural community character and sense of place through the use of appropriate architectural style, design elements and scale of use;
3. Development maintains or enhances the low intensity and small scale rural character and contributes to the unique sense of place of the rural townships;
4. Schools, pre-schools, child care centres, places of worship, community health services and other community activities are provided within the rural townships providing informal and safe meeting places for residents of the township and wider area whilst serving daily convenience needs; and
5. Active and passive local civic space, open space, sport and recreation areas and showgrounds are an integral part of the rural townships.

3.14.4.4 Specific Outcomes - Settlement pattern

1. The rural townships contain predominantly low-rise, detached housing on larger residential lots. Other housing types reflect the existing rural community character and are provided where they cater for the changing of resident needs;
2. While the predominant form of housing is low density detached housing, the townships also provide a mix of housing types on a variety of lot sizes to cater for changing resident needs;
3. The rural townships have an identifiable main street containing a diverse mix of commercial, retail and community activities forming a central place within the rural township. These activities are focused around the main street centre and do not encroach into the residential rural township areas; and
4. The rural townships maintain their unique sense of place through a clearly defined edge to the surrounding rural and rural residential areas and a distinct rural ambience that is dominated by traditional local building character.

3.14.4.5 Specific Outcomes - Rural futures

1. Rural townships contain a mix of uses that provide a range of services required by the rural sector and to service visitors and residential population within the township and adjacent areas including local shopping, commercial, and community and recreation facilities;

2. Home based businesses support the needs of the township and nearby rural and rural residential areas;
3. Small scale uses that service tourist/day tripper activities including short term visitor/tourist accommodation are provided in the townships;
4. Industrial uses, transport and farm machinery related services and service trades are located where their impact on the character of the area and other non-industrial uses are minimised; and
5. Development consolidates and reinforces the township main street centre as the community and commercial service centre for the adjacent rural and rural residential areas.

3.14.4.6 Specific Outcomes - Integrated transport

1. Rural townships have a well connected network of streets and pathways which is safe and easy to navigate for all vehicles, cyclists and pedestrians; and
2. Interconnected open space corridors and roadways provide connectivity within and through the area for horse trails. Footpaths and cycle tracks provide a safe and efficient non vehicular circulation system within the rural township.

3.14.4.7 Specific Outcomes - Infrastructure

1. Rural townships have the level of service of Infrastructure provision necessary to support growth, and adaptation to change over time and to create a safe and attractive public realm; and
2. Rural townships have access to high speed broadband to support residential and business needs.

3.14.4.8 Specific Outcomes - Water management

1. Adequate potable water supply, sewerage and appropriate stormwater infrastructure is provided to create a safe environment during rain events whilst protecting receiving environments;
2. Water sensitive urban design measures are incorporated into development to protect ecosystem health and enhance water quality in the region; and
3. The potable water supply catchments and storage areas are protected and maintained in a fit state for continued water quality and economically efficient potable water storage or water harvesting purposes.

3.14.5 Element - Key extractive resources place type

3.14.5 Element - Key extractive resources place type

The Moreton Bay Region has regionally significant deposits of phyllite, granite, greenstone, bluestone, sand, gravel and clay which are important natural resources used in the construction industry to produce concrete, asphalt, road bases and a range of other products. They are essential to our way of life and they are the raw materials for building homes, hospitals, schools and factories, as well as the supporting infrastructure, such as roads, railways, water supply and sewerage systems. The value of these resources is recognised at both the State and local level through various legislative provisions.

The resources are expected to be extracted over many years with the rate of extraction varying based on demand for the materials on a year to year basis. Large areas are involved in both the existing quarry operations and the locations of resources not yet being extracted, and material is extracted through surface workings involving the clearing of vegetation and changes to land form. The extraction and processing operations and associated transport of materials from the site have the potential to detrimentally impact on sensitive land uses in the area around the quarry site and alongside the transport route. The areas containing the deposits and the actual areas of operations therefore need to be protected from incompatible land use and development which can overtime seek to encroach on the site of operations and the area containing resources yet to be exploited.

3.14.5.1 Specific outcomes

3.14.5.1 Specific Outcomes - Sustainability and resilience

1. Any hazard or risk associated with operations and processes is within acceptable limits;
2. On site operations and processes are adequately buffered from incompatible uses, environmental features and development in surrounding areas; and
3. Operations and processes do not cause environmental harm or nuisance.

3.14.5.2 Specific Outcomes - Natural environment and landscape

1. Buffer areas/resource separation areas are protected from further development and form part of the green infrastructure network;
2. Extractive industry development in a key resource area or separation area which has adverse impacts on environmental areas and corridors as identified through the green infrastructure network may be required to offset against the loss of vegetation to environmental offset areas as identified in Planning scheme policy - Environmental areas and corridors, 11.3 Offset receiving site location hierarchy; and
3. Areas of extractive industry operations are rehabilitated to achieve land stability, protect quality of surface waters leaving the site, and re-establish vegetation cover and associated environmental values.

3.14.5.3 Specific Outcomes - Settlement pattern

1. Sensitive land uses are not established in the buffer area/separation area associated with a key resource area;
2. Site rehabilitation facilitates the establishment of desirable and appropriate end uses compatible with the character and amenity of the local area upon completion of extractive industry operations and associated processes;
3. Extractive activities do not encroach on uses outside key resource areas; and
4. On site operations and processes are conducted safely without interruption and without adverse impacts on adjacent areas.

3.14.5.4 Specific Outcomes - Employment location

1. Key resource areas are:

    a. protected from fragmentation or activities that would prevent resource extraction; and
    b. only used for activities that are allied to and compatible with extractive resource operations and processes.

3.14.5.5 Specific Outcomes - Natural Resources

1. Key resource areas are protected to facilitate future long term resource extraction; and
2. Important economic resources undergoing extraction are protected from encroachment by sensitive land uses.

3.14.5.6 Specific Outcomes - Integrated transport

1. Transport routes and dedicated haulage corridors are protected from incompatible development that will restrict their use as safe, efficient routes for the transportation of extractive material;

2. Existing and new roads and other transport infrastructure associated with the haulage of material from extractive industry operations are constructed, upgraded and maintained to an adequate standard required for haulage purposes;
3. The environmental and amenity impacts arising from transport of materials are minimised; and
4. Adequate linkages to the highway network to accommodate heavy vehicle movements without undue hazard or adverse impact on surrounding communities are maintained and enhanced to maximise opportunities for continued extractive industry development.

3.14.5.7 Specific Outcomes - Infrastructure

1. The level of infrastructure service provision to key resource areas including electricity and telecommunications are maintained; and
2. Extractive industry operations and processes are not undertaken in a manner which would compromise the stability, safety or operation of infrastructure.

3.14.5.8 Specific Outcomes - Water management

1. Appropriate controls are implemented to prevent erosion and stormwater contamination from the disturbance of the land surface from extractive industry operations and processes;
2. Exposure to riverine and coastal flood events is minimised by avoiding development in coastal and riverine flood plains or construction and maintenance of bunds to separate “off-river” lakes and the rivers from any activities associated with the extractive industry use;
3. Water from, around and within the area of operation is managed so that it does not adversely affect the environmental values or water quality of groundwater and receiving waters;
4. Water efficient practices are integrated into key resource areas through the progressive development and implementation of innovative design measures;
5. A reliable source of water for extractive industry operations and processes is provided for suppression of dust at the processing plant and on internal roads; and
6. Extractive operations are located, operated and managed to protect the future viability of water supply catchments.

3.14.6 Element - Special areas place type

3.14.6 Element - Special areas place type

The Moreton Bay Region includes a range of Special areas; a place type that plays a significant role in the Region and by virtue of the area's stand-alone functions, is set apart from other place types. They represent areas of significant social, cultural and economic investment that, in the main, go to serving a social and community need.

The activities and uses in these areas are not easily integrated into the other place types because they often have a unique form of development or serve a specific purpose. These stand-alone functions may be quite intensive in their nature, occupy a large area and include large scale infrastructure and utilities, entertainment, recreation, sporting, institutional, aviation and marine facilities and supplementary and allied activities. Special areas include Woodfordia, Lakeside, Old Petrie Town, Abbey Museum, the Region's water and waste water treatment plants, Caboolture and Redcliffe airfields, Scarborough Boat Harbour, regional waste facilities, Caboolture Historical Village and the Queensland State Equestrian Centre and regional sports facilities.

3.14.6.1 Specific outcomes

3.14.6.1 Specific Outcomes - Sustainability and resilience

1. Activities within Special areas are conducted safely without interruption and without adverse impacts on adjacent areas;
2. Development does not cause environmental harm or nuisance;
3. Development is oriented and designed in response to local climate conditions to conserve non-renewable energy and incorporate the use of appropriate renewable energy and low emission technologies;
4. Exposure to riverine and coastal flood events is minimised by mitigating development in coastal and riverine flood plains;
5. Development is managed to mitigate adverse effects of bushfire, landslide and acid sulfate soils;
6. Special areas are protected from the intrusion of incompatible development by maintenance of adequate separation distances;
7. Production of waste is minimised; and
8. Special areas used for events are maintained and rehabilitated after events to ensure the long term sustainable use of the special area.

3.14.6.2 Specific Outcomes - Natural environment and landscape

1. The integrity, condition and function of ecological processes within and surrounding the special areas are protected from the adverse impacts of development, land use activities and land degradation caused by vegetation clearing and earthworks;
2. Development maintains and enhances the green infrastructure network that incorporates protected areas, core environmental areas and corridors that link to lands in the Coast and riverlands place type; and
3. The regionally significant scenic amenity values of these areas, including major landscape features, prominent ridgelines, views, lookouts and vistas, are retained or enhanced by development.

3.14.6.3 Specific Outcomes - Strong communities

1. Special areas provide a unique and diverse range of large scale infrastructure and utilities and cultural, tourism, sport and recreation and entertainment opportunities for residents and visitors to the Region that contribute to the culture, heritage, economy, health and wellbeing of the Region and beyond;
2. Special areas provide a focus for infrastructure provision, community uses and events, which are conducted in a manner that ensures the safety, health, comfort and amenity of participants and the surrounding community;
3. Disruptions to activities in adjacent place types during the conduct of events in the Special areas are mitigated;
4. Special areas are designed and developed to create a unique sense of place appropriate for the special use and contribute to a positive sense of identity of the Region; and
5. Essential community infrastructure and utilities function effectively during and immediately after a natural hazard event to ensure community safety and wellbeing.

3.14.6.4 Specific Outcomes - Settlement pattern

1. Special areas have unique location requirements requiring dispersed locations throughout the Region;
2. Special areas are integrated, where appropriate, into the open space network of the Region;
3. Special areas complement and do not compete with the role and function of other place types in the Region;

4. Where applicable, the Region's Special areas are framed and supported by complementary uses allied to and compatible with the specific activities within the Special area; and
5. Infrastructure and utilities such as wastewater and water treatment plants and landfill sites are buffered and separated from sensitive land uses.

3.14.6.5 Specific Outcomes - Employment location

1. Special areas cater for special land uses and temporary events that go to creating employment opportunities; and
2. Special areas provide employment and business opportunities which do not undermine the role and function of activity centres and rural townships. These opportunities are either directly related to the special land use, infrastructure and events and/or indirectly through the establishment of allied and complementary business activities.

3.14.6.6 Specific Outcomes - Integrated transport

1. Development contributes to the safety and efficiency of road and rail network and protects existing and future road and rail connections;
2. Special areas used for events have unique parking and access requirements that are addressed through specific event management strategies that include adequate event parking, traffic controllers and active and public transport strategies; and
3. The impacts of events on the local transport network are mitigated through event specific traffic management strategies.

3.14.6.7 Specific Outcomes - Infrastructure

1. Special areas are provided with adequate infrastructure that provides the desired level of service required to support the range of uses on site;
2. Development continues to deliver a reliable, high quality and effective supply of infrastructure and utilities and social and community services; and
3. Special areas used for events have unique infrastructure requirements that are addressed through specific event management infrastructure strategies that include adequate on site permanent and temporary infrastructure services.

3.14.6.8 Specific Outcomes - Water management

1. Special areas are provided with adequate water, sewerage and stormwater drainage capacity;
2. The potable water supply catchments and storage areas are protected and maintained in a fit state for continued water quality and economically efficient potable water storage or water harvesting purposes;
3. Activities incorporate best management practices to protect downstream water quality;
4. Development protects and enhances waterway corridors including water quality and ecological functions through the retention and enhancement of vegetation, controlling water discharged into connected waterways and the progressive development and implementation of innovate water sensitive urban design measures; and
5. Water efficient practices are incorporated into the design of development.

3.14.7 Element - Rural residential place type

3.14.7 Element - Rural residential place type

The Moreton Bay Region includes extensive areas of rural residential development. Rural residential areas provide family oriented housing in single detached houses on semi rural allotments.

These allotments come in a range of sizes and cater for a range of lifestyle choice, from being close to urban areas with schools, shops and other community facilities being a short distance away by car, to being relatively isolated from commercial and community facilities including schools. The place type is made up of a diverse range of areas each with their own unique rural residential character and sense of place. The different areas are characterised by their location within close proximity to areas of high impact industrial uses, urbanised residential living, major transport corridors, areas with significant environmental values and by their availability to infrastructure.

In light of the above, the rural residential areas consists of 3 distinct low density character areas that are differentiated by lot types (with minimum sizes of 3000m^2, 6000m^2 or 2 ha) and areas identified for no further subdivision. For these areas subject to no further subdivision, no change to current density or transitioning into more intensive forms of rural residential development is envisaged.

Public transport is limited and as a result, this form of housing is highly dependant on the motor car. The Rural residential place type allows for high value vegetation to be preserved with a focus on retaining environmental corridors that are critical for ongoing habitat connectivity for fauna across the landscape. Intensive landscaping is common on the smaller lots, which tend to be treated more like large scale suburban lots. Some of these properties may contain business activities within the home or outbuildings, or be used for horticultural pursuits. The commercial and horticultural operations can vary anywhere from small scale low intensity uses to more intensive operations in appropriate locations. In all cases sealed road access is provided, but sewerage reticulation is generally not. Town water may or may not be provided to many of these allotments.

3.14.7.1 Specific outcomes

3.14.7.1 Specific Outcomes - Sustainability and resilience

1. Buildings are interspersed with private open space and trees respond to local climate conditions by allowing flow of breezes, natural ventilation and light and are designed and sited so as to minimise energy requirements;
2. Non residential uses are managed to mitigate detrimental impacts on residential amenity; and
3. Development is managed and located to mitigate adverse effects of flood, bushfire, and landslide.

3.14.7.2 Specific Outcomes - Natural environment and landscape

1. Housing form and location (including lot sizes) takes account of existing topography, existing high value vegetation, including koala habitat, and areas of high scenic value;
2. Allotments and road ways retain high value vegetation which contribute to maintaining and increasing native flora and fauna habitat forming part of the green infrastructure network, and provides a scenic break between urban and suburban places;
3. Public open space corridors protect riparian corridors of rivers and streams, flood prone land, wetlands and areas with unique and outstanding natural habitat, and provide connection to environmental corridors;
4. Development maintains the identity and distinctiveness of the rural residential area and is complementary to the character of the landscape setting in which development occurs; and
5. The extensive natural areas and the wildlife they support are retained.

3.14.7.3 Specific Outcomes - Strong communities

1. Development maintains the high level of residential amenity and the attractive, peaceful lifestyle associated with low density detached residential development in a semi rural environment;
2. Open space is primarily contained within the boundaries of private property, with sporting facilities provided in nearby rural townships or urban areas; and
3. Recreational trails provide connections through rural residential areas to rural townships, the Mountain ranges, forests and waterways place type and the Coast and riverlands place type.

3.14.7.4 Specific Outcomes - Settlement pattern

1. The settlement pattern is characterised by large residential allotments with detached dwellings and may contain a secondary dwelling unit, and often with large outbuildings; and
2. Rural residential places cater for a range of lifestyle choices ranging from areas used predominately for residential purposes either intensively landscaped or retaining high value bushland close to suburban areas and those areas used for a combination of residential and business purposes.
3. Land identified as a potential future growth front (e.g Narangba, Morayfield-Burpengary and Burpengary East) is protected from fragmentation.
4. Development does not pre-empt or compromise the potential development of rural residential areas for urban purposes beyond the life of the planning scheme.

3.14.7.5 Specific Outcomes - Rural futures

1. Having regard to their particular character, rural residential areas include opportunities for localised employment allied to, and compatible with the predominant residential land use including:
    a. horticulture, restricted agriculture and non-intensive animal industry;
    b. small to medium scale sustainable recreation and tourism uses;
    c. other activities in the form of home based businesses operated within dwellings and outbuildings; and

d. owner operated service trade businesses operating out of the rural residential premises; and

2. A Rural residential neighbourhood may include a local centre that provides essential convenience shopping and community facilities.

3.14.7.6 Specific Outcomes - Integrated transport

1. Rural residential communities have good vehicular accessibility via sealed roads to nearby areas that provide convenience shopping requirements and essential community services;
2. Interconnected open space corridors and roadways provide connectivity within and through the area for horse trails, footpaths and cycle tracks to provide a safe and efficient non vehicular circulation system; and
3. Sealed roads to have adequate width to include line-marked shoulders to accommodate cyclists with particular attention to uphill sections.

3.14.7.7 Specific Outcomes - Infrastructure

1. The level of Infrastructure service provision to rural residential areas including electricity, and telecommunications are maintained; and
2. Rural residential places have access to high speed broadband to support residential and business needs.

3.14.7.8 Specific Outcomes - Water management

1. On site package wastewater systems and associated disposal areas are provided and located so as to not adversely affect the environment, biodiversity, and water quality in waterways or in drinking water catchments;
2. Existing town water connections are maintained;
3. Appropriate stormwater Infrastructure is provided to create a safe environment during rain events whilst protecting receiving environments; and
4. Water sensitive urban design measures are incorporated into development to protect and enhance the water quality in the Region's waterways and drinking water catchments.

3.14.8 Element - Suburban neighbourhood place type

3.14.8 Element - Suburban neighbourhood place type

The Suburban neighbourhood place type accommodates a substantial part of the Region's existing population. They have largely been developed over the last 60 years and some of these areas are continuing to be developed. They contain mostly detached housing on a range of lot sizes but may also contain some limited attached housing. These places may contain a neighbourhood hub that provides day-to-day convenience retail, other local services, local, neighbourhood and district parks, primary schools and community facilities and are complemented by adjacent open space areas and areas of environmental value. Suburban neighbourhood places are generally not well served by public transport. Active transport infrastructure (cycle and walking paths) is present and is mainly used for school trips and recreation. There is a low employment to housing ratio and few employment opportunities within walking distance of these places.

The Suburban neighbourhood place type are those areas where the capacity for and capability of change in the life of this plan is limited. They generally do not have the attributes necessary (eg access to employment, services and facilities) to provide for intensification while retaining and improving the qualities of place. They are the places that rely most heavily on the use of the private car for most trips. They generally do not have access to frequent short distance public transport to an activity centre and/or a transport node. In some of these places the population is near its peak and property prices are too high for redevelopment to be feasible. They are generally characterised by a large number of cul-de-sacs and are often difficult for way finding and provide little choice in access especially for pedestrians. The layout of the street network makes it difficult to accommodate redevelopment. For these reasons they are not places that are expected to, nor are they considered appropriate to, undergo intensification of use in the life of this plan.

These areas will be subject to little change from the low density, two storey, detached house style development. Premises in these areas will continue to be refurbished in response to changing household needs and tastes but redevelopment of properties is unlikely. Where there are opportunities for further development these may take the form of small lot housing, dual occupancies, low density and low rise multiple dwellings to increase the range and affordability of new housing types available in the areas. Opportunities for redevelopment will generally be a vacant parcel of land This land has access via through streets and not a cul-de-sac and is close to an activity centre (generally within walking distance or 800m).

In some circumstances Council will also encourage the development of neighbourhood hubs and local centres for retail, commercial and community activities which are clustered together, within 800m of existing dwellings and in areas where there is currently no neighbourhood hub or local centre within walking distance. These new neighbourhood hubs and local centres are located on the main through street, or on central intersections with good accessibility, visibility and support active transport. Neighbourhood hubs and local centres in appropriate locations and home based businesses will assist in increasing the amount of employment found in these areas.

3.14.8.1 Specific outcomes

3.14.8.1 Specific Outcomes - Sustainability and resilience

1. Buildings on lots are interspersed with private open space and trees to respond to local climate conditions by allowing flow of breezes, natural ventilation and light;
2. Lots associated with detached housing and footpaths retain shade trees and native and ornamental vegetation that contribute to the amenity and micro-climate of the area;
3. Residential developments are designed to allow solar access, ventilation and flow of breezes and provide open space and footpaths suitable for extensive native vegetation and appropriate shade trees;
4. Dwelling units are designed and sited so as to minimise energy requirements, incorporate renewable energy systems and provide a high standard of residential amenity; and
5. New development is designed to avoid exposure to riverine flood and storm tide inundation events and coastal erosion.

3.14.8.2 Specific Outcomes - Natural environment and landscape

1. Open space network incorporates natural and semi-natural parklands that form part of environmental corridors within the green infrastructure network;
2. A high level of vegetation is retained on both public and private land to provide native flora and fauna habitat and to ensure the ongoing provision of ecosystem services, in line with the green infrastructure network. Where native vegetation is to be cleared to achieve high quality urban design outcomes and offsets are required these are to be located within environmental offset areas as identified in Planning scheme policy - Environmental areas and corridors, 11.3 Offset receiving site location hierarchy;
3. Open space and natural environmental areas within Suburban neighbourhoods are complemented by the private ‘greening’ of yard space on private property and street trees; and
4. Development is designed to incorporate natural features and respond to topography.

3.14.8.3 Specific Outcomes - Strong communities

1. Schools, pre-schools, child care centres, places of worship, community health services and other community activities provide informal and safe meeting places for residents whilst partly serving daily convenience needs;
2. Other facilities not provided within walking distance of homes may be provided in adjacent neighbourhoods as shared facilities; and
3. An extensive range of active and passive open space, sport and recreation areas for use by residents are an integral part of Suburban neighbourhood places within walking distance of most homes along lineal green corridors and tree lined streets.

3.14.8.4 Specific Outcomes - Settlement pattern and urban form

1. Suburban neighbourhood places cater for predominately low density detached housing;
2. New residential development will comprise a mix of detached dwellings on a variety of lot sizes, small lot/zero lot line housing, rear lane housing with the preferred grid like street pattern;
3. Development across a Suburban neighbourhood place type is characterised by a net residential density of 11 dwellings per hectare or development occurs in a manner that is consistent with the surrounding settlement pattern, specifically considering the interface with adjoining properties;
4. Other housing types in the form of dual occupancies will also occur at dispersed locations in the area;
5. Low rise multiple dwellings and housing for older persons may also be included adjacent to a local centre or community facilities and bus stops on main through streets and overlooking public open space;

6. Adaptable housing is encouraged in response to changing housing needs;
7. Community activities (schools, pre-schools, child care centres, places of worship, community health services, other community activities) are designed to have a low rise built form on landscaped sites. They may be clustered together, in or adjacent to neighbourhood hubs or local centres or dispersed within the area. Where they are dispersed within the area they are located on main through streets or central intersections;
8. New development is sympathetic to the existing character of the particular Suburban neighbourhood location.
9. Development for the expansion (into adjoining lots) of a local centre or neighbourhood hub, or the establishment of a new local centre or neighbourhood hub, will only be supported where the following can be met:
   a. it is of a scale that remains subordinate to higher order and district centres within the region and only provides for day-to-day convenience retail, local services and community activities;
   b. the expansion will strengthen the existing local centre or neighbourhood hub as an important neighbourhood activity node and does not fragment the intensity of uses;
   c. it is conveniently located on a main through street and/or adjoining or is opposite to a public transport node;
   d. a new local centre or neighbourhood hub is to service an unserviced catchment and is located to form 15 minute walkable neighbourhoods, with the Local centre central to that neighbourhood; and
   e. they are appropriately designed to have high quality urban design outcomes.

3.14.8.5 Specific Outcomes - Employment location

1. Appropriate local employment opportunities are encouraged in the form of home based businesses operated within residential premises and opportunities within a local centre or neighbourhood hub.

3.14.8.6 Specific Outcomes - Integrated transport

1. Main through streets provide access to schools, local shops, community facilities, neighbourhood and district sports and recreation facilities and are the main bus routes through the area;
2. Suburban neighbourhood places are intended to have a well-connected network of active transport linkages to encourage residents to walk and cycle; and
3. Roads of collector or higher order include line-marked shoulders to accommodate cyclists with particular attention to uphill sections.

3.14.8.7 Specific Outcomes - Infrastructure

1. The level of infrastructure service provision to Suburban neighbourhood place types is maintained; and
2. Suburban neighbourhood places include electricity, gas, telecommunications and high speed broadband to support residential and business needs.

3.14.8.8 Specific Outcomes - Water management

1. Adequate potable water supply, sewerage and appropriate stormwater infrastructure is provided to create a safe environment during rain events whilst protecting receiving environments;
2. Water sensitive urban design measures are incorporated into development including the retention and rehabilitation of riparian vegetation; and
3. The potable water supply catchments and storage areas are protected and maintained in a fit state for continued water quality and economically efficient potable water storage or water harvesting purposes.

3.14.9 Element - Next generation neighbourhood place type

3.14.9 Element - Next generation neighbourhood place type

The Next generation neighbourhood place type applies to targeted existing suburban areas, new greenfield and rural residential transition areas that have potential and are suitable to accommodate new residential development and related local services and have capacity for and capability of change in the life of this plan.

This place type will provide housing choice. A mix of housing forms such as Dwelling houses on smaller lot sizes, Dual occupancies and Multiple dwellings will be concentrated within identified walkable catchments (1) of activity centres and train stations, and will occur at a lower overall density elsewhere in Next generation neighbourhoods.

Next generation neighbourhoods are developed at a minimum site density of 25 dwellings per hectare within identified walkable catchments Identified walkable catchments (2) of activity centres and train stations and 15 dwellings per hectare elsewhere to maximise accessibility to activity centres, public transport and active transport infrastructure.

The existing character of a Next generation neighbourhood will change over time as these areas develop. The street network in Next generation neighbourhoods will be well connected, permeable and legible with a grid-like form. Buildings will address the street and non-residential uses will have activate frontages.

Next generation neighbourhoods have local, neighbourhood and district parks, primary schools and community activities and are complemented by adjacent open space areas and areas of environmental value.

Local centres and neighbourhood hubs provide day-to-day convenience services, including retail, commercial and community activities which are clustered together. Next generation neighbourhoods are intended to include more local employment opportunities within walking distance of dwellings than the Suburban neighbourhoods place type. They are the places that will be designed as walkable neighbourhoods and be provided with access to frequent short distance public transport to nearby activity centres and/or transport nodes and urban neighbourhoods. Local centres and neighbourhood hubs are to be established where easily accessed and conveniently located on a main through street or a public transport node. Non-residential uses have active frontages.

Vegetation in a Next generation neighbourhood needs to enhance the outcomes sought in this place. Street trees will be required to provide shelter and amenity for active transport within a Next generation neighbourhood and also to provide amenity for the increases in intensity of development.

Some Next generation areas will be master planned and the green infrastructure network will be incorporated in the master planning of these areas.

3.14.9.1 Specific outcomes

3.14.9.1 Specific Outcomes - Sustainability and resilience

1. Buildings are interspersed with private open space and trees and respond to local climate conditions by allowing flow of breezes, natural ventilation and light;
2. Residential developments are designed to allow footpaths suitable for extensive native vegetation and appropriate shade trees;
3. Dwellings are to be designed and sited so as to minimise energy requirements and provide a high standard of residential amenity; and
4. Development is designed to avoid exposure to flood and storm tide inundation events and coastal erosion.

3.14.9.2 Specific Outcomes - Natural environment and landscape

1. Open space network incorporates natural and semi-natural parklands that form part of environmental corridors within the green infrastructure network;
2. The green infrastructure network is incorporated into the design of new development and rehabilitated in accordance with green infrastructure network detailed maps. Where native vegetation is to be cleared in order to achieve high quality urban design outcomes and offsets are required these are to be located within environmental offset areas as identified in Planning scheme policy - Environmental areas and corridors, 11.3 Offset receiving site location hierarchy;
3. Open space and natural environmental areas within these areas are complemented by the private 'greening' of yard space on private property and street trees. Residents experience a high level of on-site residential amenity; and
4. Development is designed to incorporate natural features and respond to topography.

3.14.9.3 Specific Outcomes - Strong communities

1. Schools, pre-schools, child care centres, place of worship, community health services and other community activities provide informal and safe meeting places for residents whilst serving daily convenience needs;
2. An extensive range of active and passive open space and recreation areas for use by local residents are an integral part of these places within walking distance of most homes along lineal green corridors and tree lined streets; and
3. Informal recreation experiences are predominantly provided, with formal recreation opportunities provided in some circumstances.

3.14.9.4 Specific Outcomes - Settlement pattern and urban form

1. Next generation places cater for a mix of dwellings on a variety of lot sizes, small lot/zero lot line housing, rear lane housing, Dual occupancies, Multiple dwellings, including attached housing and apartments and housing for older persons;
2. Higher density housing forms including Multiple dwellings (such as apartments and attached houses) and Dual occupancies are concentrated together with Dwelling houses on smaller lot sizes within parts of the Next generation neighbourhood place type that are within the identified walkable catchments of train stations and centres (3.43);
3. Outside these walkable catchments, Dwelling houses on a range of lot sizes are predominant, with opportunities for Multiple dwellings and Dual occupancies on larger lots;
4. Development in the Next generation neighbourhood place type has a minimum site density of 25 dwellings per hectare within identified walkable catchments (3.44) of activity centres and train stations, and 15 dwellings per hectare elsewhere;
5. Adaptable housing is encouraged in response to changing housing needs;

6. Community activities (schools, pre-schools, child care centres, places of worship, community health services and other community activities) are designed to have a low rise built form on landscaped sites. They may be clustered together, in or adjacent to neighbourhood hubs or local centres, or dispersed within the area. Where they are dispersed within the area they are located on main through streets or central intersections;
7. Buildings address the street and non-residential uses have active street frontages;
8. At least one local centre or neighbourhood hub is conveniently located within the neighbourhood. Local centres and neighbourhood hubs create a series of 15 minute walkable neighbourhoods.(3.45) Convenient locations for local centres and neighbourhood hubs are on main through streets or on central intersections and within a 15 minute walking distance and responsive to active transport;
9. Development for the expansion (into adjoining lots) of a local centre or neighbourhood hub, or the establishment of a new local centre or neighbourhood hub, will only be supported where the following can be met:
    a. it is of a scale that remains subordinate to higher order and district centres within the region and only provides for day-to-day convenience retail, local services, and community activities;
    b. it is conveniently located on a main through street and/or adjoins or is opposite to a public transport node;
    c. the expansion will strengthen the existing local centre or neighbourhood hub as an important neighbourhood activity node and does not fragment the intensity of uses;
    d. a new local centre or neighbourhood hub is to service an unserviced catchment and is located to form 15 minute walkable neighbourhoods, with the local centre or neighbourhood hub central to that neighbourhood;
    e. they are appropriately designed to have high quality urban design outcomes.
10. New development should have regard to the existing character of the Next generation neighbourhood, however high quality urban design outcomes have priority.

3.14.9.5 Specific Outcomes - Employment location

1. Next generation neighbourhoods have appropriate local employment opportunities in the form of home based businesses and opportunities within a local centre or neighbourhood hub.

3.14.9.6 Specific Outcomes - Integrated transport

1. Next generation neighbourhoods have a well-connected, permeable, legible and grid-like network of streets and active transport linkages that provide direct and easily understood choices of routes to walk, cycle, take public transport and drive to multiple destinations within the neighbourhood. Cul-de-sacs are not the dominant form of street network;
2. The active transport network is integrated with public transport infrastructure so that all homes are within 400metres of a bus stop; and
3. Local centres, local concentrations of employment and other local attractors are within 15 minutes of all residents by walking, cycling or public transport.

3.14.9.7 Specific Outcomes - Infrastructure

1. Next generation neighbourhoods have the level of service of infrastructure provision necessary to support growth, increased intensity of activity and adaptation to change over time and to create a safe and attractive public realm; and
2. Next generation neighbourhood places include electricity, gas, telecommunications and high speed broadband to support residential and business needs.

3.14.9.8 Specific Outcomes - Water management

1. Adequate potable water supply, sewerage and appropriate stormwater infrastructure is provided to create a safe environment during rain events whilst protecting receiving environments; and
2. Water sensitive urban design measures are incorporated into development, including, where possible, the retention and rehabilitation of riparian vegetation to protect and enhance the water quality in the Region's waterways and drinking water catchments.

3.14.10 Element - Urban neighbourhood place type

3.14.10 Element - Urban neighbourhoods

Urban neighbourhoods include existing low density suburbs forming activity centre fringe areas, areas adjoining train stations and areas on the Redcliffe Peninsular that have the attributes and capacity for change to more walkable, compact and sustainable communities. These areas include existing greenfield sites and rural residential areas identified for transition to urban places on Map 3.6.1 - Settlement Pattern.

These areas will be targeted for change over time. These are places that now or in the future will be within easy walking distance of an Activity centre and/or to frequent public transport that can convey people in a short period of time to an Activity centre and to important transport nodes that link with other places quickly and regularly. These places also have an underlying structure that allows for change to occur. This structure has a permeable and legible street network, or potential for one to be developed, to support redevelopment to higher densities. The age of its building stock and the layout and size of the lots in these areas will facilitate this change.

Urban areas adjoining an Activity centre have high densities to support the role and function of the Activity centre and to maximise the use of established infrastructure, therefore retail and commercial uses in this place type are limited to:

a. existing or future local centres or neighbourhood hubs identified in the planning scheme (e.g. Overlay map - Neighbourhood hubs and community activities); or
b. new local centres or neighbourhood hubs or the expansion of a local centre or neighbourhood hub if the urban place type does not adjoin an Activity centre (e.g. Clontarf, Woody Point, Scarborough), or if on land adjoining or opposite a train station; or
c. small scale convenience retail, personal services or speciality retail if in a mixed use building; or
d. large-medium scale office uses within walking distance of high frequency public transport to maximise the use of established infrastructure.

Increasing the residential density in these areas will be encouraged to increase the local resident population, to support a greater range of local businesses, particularly in Activity centres and encourage the use of public transport. Increased residential densities will help support a balanced mix of other uses including schools, local shops and offices, child care centres, community and health facilities, open space and recreation facilities. The minimum land use intensity across Urban neighbourhoods is 60 people and/or jobs per hectare (for people this equates to a minimum net residential density of 30 dwellings per hectare).

The form of development is generally attached buildings, however a diversity of built form is encouraged. A range of housing types that provide a medium density form of development are envisaged.

The character of an Urban neighbourhood place type will change considerably over time from its character in 2012.

Where all outcomes cannot be met, residential and employment outcomes have priority over environmental outcomes,except for critical environmental values and environmental outcomes that enhance the quality of an Urban place type.

Vegetation in Urban neighbourhoods needs to enhance the outcomes sought in this place. Street trees will be required to provide shelter and amenity for active transport within an Urban neighbourhood and also to provide amenity for the increases in intensity of development.

3.14.10.1 Specific outcomes

3.14.10.1 Specific Outcomes - Sustainability and resilience

1. Development responds to local climate conditions by providing shade in summer and solar access in winter, minimising heat and glare, allowing breezes, encouraging outdoor living, and reducing the need for mechanical cooling heating and ventilation;
2. Allotments and road ways retain high value vegetation which contribute to maintaining and increasing native flora and fauna habitat forming part of the green infrastructure network;
3. Development incorporates the use of appropriate renewable energy and low emission technologies to minimise energy requirements; and
4. Development is designed to avoid exposure to flood and storm tide inundation events and coastal erosion.

3.14.10.2 Specific Outcomes - Natural environment and landscape

1. The green infrastructure network is incorporated into the design of new development and rehabilitated in accordance with green infrastructure network detailed maps, where possible. Where vegetation is to be cleared in order to achieve high quality urban design outcomes and offsets are required these are to be located within identified environmental offset areas;
2. Where appropriate existing trees are protected to allow for the ongoing provision of ecosystem services and complemented by the private 'greening' of yard space on private property, continuity of the visual green network, and to create and complement the urban character of the place;
3. Urban design outcomes, such as street trees, squares, embellished parks and formal landscaping, necessary to create a safe, comfortable and functional quality living environment will have priority over, but consideration of, ecological function; and
4. Protected areas and natural waterways provide passive recreational opportunities that do not compromise the environmental values of these areas.

3.14.10.3 Specific Outcomes - Strong communities

1. Open spaces are predominantly formalised local and civic parks located within the public realm, and furnished with infrastructure that contributes to a sense of place and provides the main recreational space for residents and visitors;
2. An extensive network of safe and easily accessed tree lined open space; paths and streets connect the whole neighbourhood together and provide access to adjoining places;
3. Where the Urban neighbourhood includes a railway station, or future railway station, the station precinct will have well designed and interconnected open space and active transport networks;
4. Sporting, recreational and leisure facilities that are land extensive are placed in accessible locations on the periphery of this place type or in an adjacent place type; and

3.14.10.4 Specific Outcomes - Settlement pattern and urban form

1. Community activities (schools, pre-schools, child care centres, places of worship, community health services and other community activities) are designed to have a low rise built form on landscape sites. They may be clustered together, in or adjacent to local centres or neighbourhood hubs, or dispersed within the area. Where they are dispersed within the area they are located on main through streets or central intersections;
2. Where the Urban neighbourhood includes a railway station, development will focus on an area within 5 to 10 minute walking distance from the station (400m 'core' and 800m 'frame' notional distance from the station) and the station precincts will comprise a walkable and readily-identifiable central core characterised by a mix of complementary uses;
3. Urban neighbourhoods will be vibrant and attractive places with attractive streetscapes, active frontages facing onto the street and architecturally designed development;

4. Diversity in housing types, tenures and sizes is provided taking into consideration the Urban neighbourhood's proximity to services and facilities. The predominant form of dwellings will be medium density dwelling types;
5. Buildings address the street and non-residential uses have active street frontages;
6. Higher density residential development is focused around the fringe of Activity centres and at public transport nodes and within walking distance of quality, well serviced parkland;
7. Urban neighbourhoods have a sense of enclosure at the street level provided by minimal building setbacks and high quality urban design;
8. The streets are grid-based and connected in a way that enhances legibility and that can support redevelopment and change of use over time;
9. Development across an Urban neighbourhood place type has a minimum land use intensity of 60 people and/or jobs per hectare (for people this equates to a minimum net residential density of 30 dwellings per hectare);
10. Low density development such as dual occupancies and small lot housing are not located in an Urban neighbourhood; and
11. The character of an Urban neighbourhood will substantially change over time from the character of the area in 2012. High quality urban design outcomes and amenity have priority over existing character.
12. Retail and commercial uses are limited to:
    a. existing and future local centres or neighbourhood hubs identified in the planning scheme (e.g. Overlay map - Neighbourhood hubs and community activities); or
    b. new local centres or neighbourhood hubs or the expansion of a local centre or neighbourhood hub if the urban place type does not adjoin an Activity centre (e.g. Clontarf, Woody Point, Scarborough), or if on land adjoining or opposite a train station; or
    c. small scale convenience retail, personal services or speciality retail if in a mixed use building; or
    d. large-medium scale office uses within walking distance of high frequency public transport to maximise the use of established infrastructure.

13. Retail and commercial activities where mentioned above will only be supported where the following can be met:

    a. it is of a scale that remains subordinate to higher order and district centres within the region and only provides for day-to-day convenience retail, local services and community activities or commercial uses with a high rate of employment within walking distance of high frequency public transport;
    b. the expansion of a local centre or neighbourhood hub will strengthen the existing local centre or neighbourhood hub as an important neighbourhood activity node, does not fragment the intensity of uses and ensures that sufficient demand exists within the existing catchment;
    c. a new local centre is to service an unserviced catchment and is located to form 15 minute walkable neighbourhoods, with the Local centre central to that neighbourhood;
    d. they are appropriately designed to have high quality urban design outcomes.

3.14.10.5 Specific Outcomes - Employment Location

1. Local employment opportunities are provided in the Urban neighbourhood, in the form of large-medium scale office uses within walking distance of high frequency public transport, home based businesses, and opportunities in neighbourhood hubs and Activity centres adjoining this place type.

3.14.10.6 Specific Outcomes - Integrated transport

1. Main through streets provide access to schools, local shops, neighbourhood and district sports and recreation facilities and are the main bus routes through the area;

2. Where the Urban neighbourhood includes a railway station development within the station precinct will support the activity centres network and the overall transport system, integrating all transit and active transport modes to encourage increased public transport patronage;
3. Urban neighbourhoods provide convenient, safe and legible access at the pedestrian scale by being compact places with an extensive network of paths and streets;
4. Each residence is within walking distance to public transport that is frequent, with short trips to the nearest activity centre and integrated transport hub;

3.14.10.7 Specific Outcomes - Infrastructure

1. Urban neighbourhoods have the level of service of infrastructure provision necessary to support growth, increased intensity of activity and adaptation to change over time and to create a safe, vibrant and attractive public realm; and
2. Urban neighbourhood places include electricity, gas, telecommunications and high speed broadband to support residential and business needs.

3.14.10.8 Specific Outcomes - Water management

1. Adequate potable water supply, sewerage and appropriate stormwater infrastructure is provided to create a safe environment during rain events whilst protecting receiving environments;
2. Water sensitive urban design measures are incorporated into development including the retention and rehabilitation of riparian vegetation; and
3. The potable water supply catchments and storage areas are protected and maintained in a fit state for continued water quality and economically efficient potable water storage or water harvesting purposes.

3.14.11 Element - Activity centres place type

3.14.11 Element - Activity centres place type

The intended future for Activity centres in the Moreton Bay Region is for them to be places with a high mix of different but compatible uses within a compact form. This provides for the most vibrant of centres with the most opportunities for social and economic exchange and the easiest to make highly accessible. The combination of uses would span some or all of the primary urban land use categories of retail, office employment, residential, civic and community uses.

Densities may vary, but generally most of the buildings in a mixed use business centre would be multi-storey with little or no single dwelling detached housing (remnants only). This would result in most if not all residential accommodation in multi-unit buildings, many of which would have other uses at ground floor and perhaps on other levels as well. Mixed use business centres are predominantly of a fine grain and generally do not have industrial land uses or any significant amount of warehousing or storage buildings.

Activity centres are the key transport hubs for the surrounding catchments, being a key destination and designed with a focus on low speed pedestrian environments and not dominated by through traffic.

Each Activity centre has a role to play in the Activity centre network and each has a character in response to the surrounding context of the place where they are located and the catchments they serve.

The higher order centres at Caboolture, Morayfield, Strathpine, Redcliffe-Kippa-Ring and North Lakes are recognised as the central focus of activity for the regional and sub-regional community and accommodate key employment concentrations and include a substantial residential population. They provide an administrative function and accommodate regional, district or branch government facilities and professional offices. They are also key locations for tertiary health, education, cultural and entertainment facilities.

The district centres of Arana Hills, Albany Creek, Warner, Kallangur, Margate, Deception Bay, Burpengary, Bellara, Petrie, Rothwell and Caboolture West are recognised as the central focus of activity for the district community and are intended to provide a diverse mix of land uses and activities with a concentration of retail, business, commercial, employment, health services, administrative, community, cultural, recreational and entertainment capable of serving the district. District centres may also include a residential population.

Where all outcomes cannot be met, employment outcomes have priority over residential outcomes and both have priority over environmental outcomes, except for critical environmental values and environmental outcomes that enhance the quality of an Activity centre place type.

The specialised centres of Anzac Avenue Mango Hill, Morayfield Road Morayfield South, Deception Bay Road Rothwell, Anzac Avenue Rothwell, Gympie Road South Strathpine and Gympie Road Lawnton are recognised as the central focus of bulky goods activities. Due to their locational or land requirements and being highly dependent on the private vehicle these uses are difficult to locate in other activity centres within the Region. Specialised centres are intended to provide a limited mix of uses and activities having a dominant focus on bulky goods retailing. These centres should not cater for other retail or commercial activities that are able to be located in higher order, district or local activity centres or neighbourhood hubs.

The local centres of Old North Road Albany Creek, Sunderland Drive Banksia Beach, Beachmere Road Beachmere, First Avenue Bongaree, Sovereign Avenue Bray Park, Pettigrew Street Caboolture, Elizabeth Avenue Clontarf, Brickworks Road Kallangur, Gympie Road Lawnton, Dohles Rocks Road West Murrumba Downs, Ashmole Road Kippa-Ring and Young Road and Golden Wattle Drive Narangba are recognised as the central focus of activity for the local community and provide a mix of land uses and activities that cater for the convenience retail and personal service needs and are generally anchored by a full-line supermarket. Local centres may include a residential population.

3.14.11.1 Specific outcomes

3.14.11.1 Specific Outcomes - Sustainability and resilience

1. Activity centres are designed in response to local climate conditions by providing shade in summer and solar access in winter, minimising heat and glare, allowing breezes, encouraging outdoor living, and reducing the need for mechanical cooling heating and ventilation;
2. Activity centres incorporate the use of appropriate renewable energy and low emission technologies integrated into the design of the centre; and
3. Activity centres are designed to minimise exposure to riverine and coastal flood events.

3.14.11.2 Specific Outcomes - Natural environment and landscape

1. Activity centres incorporate a network of green areas focusing on good urban design outcomes, with consideration of ecological function, providing trees for shade and visual amenity and ground covers to help manage stormwater;
2. The natural environment is integrated into the design of centres to complement and enhance the visual amenity, character and function of the built form, and maintain important ecosystem services;
3. The urban design outcomes necessary to create vibrant and attractive activity centres will have priority over the provision of habitat for flora and fauna; and
4. The natural qualities of the centre are still evident through public and private plantings and the retention of high value vegetation.

3.14.11.3 Specific Outcomes - Strong communities

1. Activity centres have a unique and authentic character as a response to the surrounding context of the place where they are located and the catchments they serve;
2. Activity centres are vibrant and attractive places with a comprehensive variety of mixed uses arranged within a public realm that provides ease of access and space for activity and public events, important meeting places and focal points for the community;
3. Activity centres function as central community hubs that foster economic, social and cultural exchange, leveraging synergies between activities and stimulating innovation and the incubation of new enterprise;
4. The higher order activity centres will balance employment and housing by including accommodation in higher density housing to meet the needs of a diverse existing and future resident populations in the centre;
5. In the district centres, employment in the centre is generally balanced by accommodation in the adjoining Urban neighbourhood place type, however residential accommodation in a district centre is not located at ground floor;
6. In local centres, employment is balanced by the adjoining Suburban and Next generation neighbourhood place types;
7. In activity centres, the street itself is the focus of the public realm providing the place for public interaction and exchange and the pathway for pedestrian movement and connection to the uses at the edge;
8. The streets in the activity centre provide the network that links the more formal public civic and urban park spaces including pocket parks, with the private space of gardens, terraces, green walls and important natural areas to create a matrix of open space which adds to place and provides the urban user a system which is diverse yet well connected; and
9. The specialised centres will function as bulky good retailing centres and will not cater for residential uses.
10. In specialised centres the site itself is the focus of public realm and provides a high quality pedestrian environment connecting key destinations within and external to the site.
11. The streets and open spaces of the centre have a well designed and interconnected open space network that links to the more expansive networks in the periphery.

3.14.11.4 Specific Outcomes - Settlement pattern and urban form

1. Activity centres are designed around a main street central core which provides the focus of the centre's employment and business activity;
2. The higher order centres may have multiple central cores but provide complementary functions;
3. The central core is readily identifiable with a fine grained intensively developed mix of complementary uses;
4. The Activity centre's core will be framed and supported by complementary uses within an 800 metre walking distance including medium to high-intensity residential accommodation and commercial uses;
5. Activity centres have a much higher density and scale to the surroundings and a strong vertical and horizontal mix of uses and activities with a high proportion of non-residential activities such as retail, commercial, health, community, entertainment and educational uses;
6. The local activity centre is recognised as the central focus for activity for the local community;
7. The district activity centre is recognised as a central focus of activity for the district community;
8. Strathpine, North Lakes and Redcliffe-Kippa Ring are recognised as the central focus of activity for a sub-regional community; and
9. Caboolture-Morayfield is recognised as the central focus of activity of the regional community.
10. Specialised centres are designed to address the adjoining street network while also designing the centre around an internal main street.
11. Specialised centres are recognised as the central focus of bulky goods retailing service a sub-regional scale catchment.
12. Specialised centres consist of a limited mix of uses of a bulky goods nature. Ancillary food and drink uses are limited to those required to provide only for on-site employees and customers of the bulky goods uses.
13. Development is contained within well-defined areas, preventing the expansion of higher order or specialised activity centres into adjoining place types unless otherwise designated in the Strategic framework or as a result of further investigation and planning for a particular planning area or land use strategy identified in the Strategic framework. Development is to support the redevelopment of existing sites within higher order and specialised centres.
14. Development for the establishment of a new district centre does not occur unless designated in the Strategic framework or as a result of further investigation and planning for a particular planning area or land use strategy identified in the Strategic framework.
15. Development for the expansion of a district centre will only be supported where the following can be met:
    a. it is of a scale that remains subordinate to principal and major centres within the region;
    b. the expansion (into adjoining lots) will strengthen the existing centre, does not fragment the intensity of uses and ensures that sufficient demand exists within the existing catchment;
    c. the benefits of the proposed development to the community exceed the costs and disbenefits to the community;
    d. they are appropriately designed to have high quality urban design outcomes.
16. Development for the expansion (into adjoining lots) of a local centre or the establishment of a new local centre will only be supported where the following can be met:
    a. it is of a scale that remains subordinate to higher order and district centres within the region and only provides for day-to-day convenience retail and other local services, including a full-line supermarket, and community facilities;
    b. the expansion will strengthen the existing local centre as an important neighbourhood activity node, does not fragment the intensity of uses and ensures that sufficient demand exists within the existing catchment;
    c. a new local centre is to service an unserviced catchment and is located to form 15 minute walkable neighbourhoods, with the Local centre central to that neighbourhood;
    d. the benefits of the proposed development to the community exceed the costs and disbenefits to the community;
    e. they are appropriately designed to have high quality urban design outcomes.

Table 3.14.11.1.1

Moreton Bay centres network				
	Higher order - Caboolture, Morayfield and Strathpine	**District**	**Local**	**Specialised**
Role/Function	- Key activity centre within the SEQ Region. - Most intense concentration of retail, commercial and civic development.	- Focus for retail and commercial development within the planning area.	- Focus for retail and commercial activity within the local area.	- Focus for large (bulky goods) showrooms.
Catchment	Regional	District	Local	Sub-Regional
Transport connectivity	Important focus for passenger rail and high frequency bus networks in the region.	Key focal point within the regional public transport system.	Stopping or transfer point for bus or train network.	Reliant on direct vehicular access due to the need to load and unload goods

3.14.11.5 Specific Outcomes - Employment location

1. Activity centres are the focus of the commercial activity serving the needs of their catchment's population with a concentration of non-residential activities, including shopping, offices, tertiary education and entertainment;
2. Activity centres are vibrant mixed use centres comprising retail, commercial, entertainment, health, personal and leisure activities; and
3. A substantial proportion of enterprises will have extended business hours reflecting the type of activity, the size of the catchment and the level of custom attracted by the variety and intensity of other uses in the centre.
4. Specialised centres are the focus of bulky goods retaining and provide retail and employment opportunities for their catchment.

3.14.11.6 Specific Outcomes - Integrated transport

1. Activity centres are places where pedestrians dominate, being the main access mode throughout the core and its frame;
2. Activity centres are where transport destinations and start points occur with any through journeys being subordinate to other movement and activities in the centre. As such the activity centre becomes its catchments key public transport hub and the destination for local pedestrian and cycling trips. The result being the reduced dependence on cars as the primary transport mode to and within the centre;
3. Higher order centres and some district activity centres provide direct access to high frequency public transport services that connect to other higher-order centres, employment nodes both within and outside of the Region and by feeder services to their catchments; and
4. Parking in the activity centre core is regulated and on site parking requirements may be reduced for sites within walking distance of high frequency public transport.
5. Specialised centres are places where private vehicles are the main method of accessing the site, with public and active transport options having a secondary function. Once in the centre the main method of moving throughout the centre is walking.

3.14.11.7 Specific Outcomes - Infrastructure

1. Activity centres have the level of service of infrastructure provision necessary to support growth, increased intensity of activity and adaptation to change over time and to create safe, vibrant and attractive and well maintained mixed use centres; and
2. Activity centres have access to high speed broadband to support their important economic function within the Region.

3.14.11.8 Specific Outcomes - Water management

1. Activity centres are provided with adequate water, sewerage and stormwater drainage capacity; and
2. Water sensitive urban design measures are incorporated into development to protect and enhance the water quality in the Region's waterways and drinking water catchments.

3.14.12 Element - Enterprise and employment areas place type

3.14.12 Element - Enterprise and employment place type

Industry and related business activity and associated service trades have a critical role to play in the achievement of greater levels of local enterprise and employment in the Region. They are located on the major transport routes throughout the Region.

The future for Enterprise employment place type is for them to become the main centres of businesses and employment in manufacturing, transport and storage, communication and wholesale trade. Businesses and employment in other industry categories are limited and related to complementary and compatible uses that are allied to the major business and employment activities. The Enterprise and employment place type are places that create destinations for work trips.

Enterprise and employment places are capable of operating 24/7 with minimal impact on adjacent areas. Enterprise and employment places will accommodate low and medium impact activities and service trades. High impact uses will occur in specified locations well buffered from incompatible uses. High impact uses only occur in Brendale, Narangba and Elimbah East in specific precincts.

The Enterprise and employment place type complements and does not compete with Activity centres.

The consolidation of industry and related business activities in Enterprise and employment places also provides opportunity for interdependencies and linkages to emerge between businesses as well as opportunities for trading of inputs, goods and services and wastes which can potentially reduce energy, resource, water use and waste leading to more sustainable development. There are also opportunities for mixed industry and business areas where there is a nexus to industry activities.

The main Enterprise and employment areas are at Brendale, North Lakes, Dakabin, Clontarf, Narangba, Burpengary, Morayfield, Caboolture airport, Elimbah East and Caboolture West.

The remaining Enterprise and employment areas at Caboolture, Deception Bay Road, Kallangur, Lawnton, Bribie and Everton Hills accommodate low impact industry and service trades activities together with limited wholesaling and retailing.

At the time of plan preparation, special industries (hazardous and offensive) were located at Narangba. This plan does not provide for any further special industries and if the special industries move out they will not be replaced with special industry.

Residential development and other sensitive land uses are not located in Enterprise and employment areas, unless there is a specific precinct.

The priority land use in Enterprise and employment places is employment activities, however there will be locations where environmental corridors require protection. These corridors have been identified as part of the green infrastructure network.

3.14.12.1 Specific outcomes

3.14.12.1 Specific Outcomes - Sustainability and resilience

1. Industry and related businesses are conducted without adverse impacts on adjacent areas;
2. Development does not cause environmental harm or nuisance;
3. Development is oriented and designed in response to local climate conditions to conserve non-renewable energy and incorporate the use of appropriate renewable energy and low emission technologies; and
4. New development is designed to avoid exposure to flood and storm tide inundation events and coastal erosion.

3.14.12.2 Specific Outcomes - Natural environment and landscape

1. A network of green areas focusing on urban design outcomes, with consideration of ecological function, provides trees for shade and visual amenity and ground covers that help manage stormwater;
2. The retention of high value vegetation is integrated into the design of development to complement and enhance the visual amenity, character and function of the built form and maintain important ecosystem services; and
3. High value vegetation is protected in identified environmental corridors and where possible integrated into the design of development to complement and enhance visual amenity, character, shade and assist in stormwater management.

3.14.12.3 Specific Outcomes - Strong communities

1. All development will contribute to the creation of a socially, visually and physically amenable work environment.

3.14.12.4 Specific Outcomes - Settlement pattern and urban form

1. This place type is an integral element of the urban structure of the Region and key areas for the creation of higher levels of local enterprise employment;
2. The place type is primarily intended for manufacturing, engineering, transport, logistics and warehouse activities and related business activity;
3. New Enterprise and employment activities recognise adjacent sensitive land uses and buffer the enterprise and employment activities appropriately; and
4. Enterprise and employment areas in visually prominent locations on the major road network will present well designed facades and a high standard of landscaping to the major roads.

3.14.12.5 Specific Outcomes - Employment location

1. Enterprise and employment areas provide highly accessible locations for the co-location of existing and new industries and related businesses that manufacture, store, distribute and produce goods and services; and
2. Enterprise and employment areas support higher levels of local employment in the Region and complement the Activity centres.

3.14.12.6 Specific Outcomes - Integrated transport

1. Enterprise and employment areas accommodate business and industry activities that require a high level of accessibility to the regional freight network;

2. The transport systems in the Enterprise and employment areas provide a high level of integration between the needs of industry and business;
3. The safe and efficient operation of the transport systems are maintained and improved in Enterprise and employment areas;
4. Safe legible and convenient walking and cycling facilities are provided and public transport is facilitated from the dominant workforce and customer catchments to and through Enterprise and employment areas; and
5. Public transport feeder services support the Enterprise and employment place type and connect Enterprise and employment areas with adjacent neighbourhoods and transport hubs.

3.14.12.7 Specific Outcomes - Infrastructure

1. The Enterprise and employment areas have the level of service of Infrastructure provision necessary to support growth and adaptation to change over time; and
2. Enterprise and employment areas have access to electricity, telecommunications and high speed broadband to support their important economic function within the Region.

3.14.12.8 Specific Outcomes - Water management

1. Enterprise and employment areas are provided with adequate water, sewerage and stormwater drainage capacity; and
2. Water sensitive urban design measures are incorporated into development to protect and enhance the water quality in the Region's waterways and drinking water catchments.

3.14.13 Element - Coastal communities place type

3.14.13 Element - Coastal communities place type

The coastal lowlands of the Moreton Bay Region contain the coastal communities of Beachmere, Toorbul, Donnybrook, Meldale and Dohles Rocks. These communities vary in population and correspondingly in the range of local community services and facilities available. Beachmere is the largest of the coastal communities supporting a range of services for the established population. Each coastal community has an individual character and unique sense of place. They provide important lifestyle choices for residents and recreation opportunities for visitors seeking to access the foreshores and waterways of the Region.

The Coastal communities are vulnerable to existing and future coastal hazard events including storm tide and erosion events which are projected to increase in the future. Therefore, new development will be generally infill; low-density scale and intensity, consistent with and complementary to the established settlement form prominent in these areas.

Mitigation options, through a Coastal Adaptation Strategy, will explore the nature of the hazards, and potential responses including defence, avoidance and retreat. An analysis to determine the various options, taking into account long-term social, financial and environmental factors will be required and completed during the life of this planning scheme.

3.14.13.1 Specific outcomes

3.14.13.1 Specific Outcomes - Sustainability and resilience

1. Land within this place type is vulnerable to coastal hazards and to projected increases in future hazard events which will constrain new development to the existing settlement footprint of the coastal communities;
2. Development is designed to avoid exposure to riverine flood events, and to the extent practical mitigate the hazard of storm tide, erosion and inundation;
3. Buildings on large lots interspersed with private open space and trees respond to local climate conditions through incorporation of subtropical design principles such as allowing for the flow of breezes, natural ventilation and light;
4. Larger lots associated with detached housing and footpaths retain shade trees and native vegetation which contribute to the amenity and micro-climate of the area and ensure the ongoing provision of ecosystem services;
5. Developments are designed to allow solar access, ventilation and flow of breezes and provide open space and footpaths suitable for extensive native vegetation and appropriate shade trees;
6. Buildings are to be designed and sited so as to minimise energy requirements and provide a high standard of residential amenity; and
7. Development is managed and located to mitigate adverse effects of bushfire and landslide;

3.14.13.2 Specific Outcomes - Natural environment and landscape

1. Natural areas within Coastal communities form part of the green infrastructure network that links with the surrounding Coasts and riverlands place type and links to the Mountains, forest and waterways place type;
2. Any infill development or redevelopment maintains existing natural areas and the wildlife they support, including a range of threatened species, and provides buffers to protect the green infrastructure network;
3. Development maintains and enhances natural scenic amenity values through maintenance and restoration of vegetated buffers between development and coastal waters and provision of open space along foreshores;
4. Development and coastal activities are located, designed and managed to mitigate disturbance of acid sulfate soils and the mobilisation and release of nutrients of concern from nutrient hazard areas; and
5. Development does not increase the risk of shoreline erosion.

3.14.13.3 Specific Outcomes - Strong communities

1. Community services and facilities provided in coastal communities will be limited to support the existing resident populations in these areas;
2. The range of community facilities provided in Coastal communities is retained;
3. The foreshore, parks and open space, boat ramps, jetties, board walks, bikeways, recreational trails and community facilities within the villages provide low key, informal and safe meeting places for community interaction;
4. A diverse range of active and passive sport and recreational opportunities are available for residents and visitors;
5. The values of cultural heritage sites are maintained and enhanced; and
6. Development retains the sense of place and maintains the low intensity and small scale village character.

3.14.13.4 Specific Outcomes - Settlement pattern

1. No significant new development occurs within the coastal communities; and

2. Development that does occur is infill, confined to the existing settlement footprint, and generally maintains the existing small-scale, low density character of the coastal communities.

3.14.13.5 Specific Outcomes - Employment location

1. Employment is provided in:
    a. Small scale retail / convenience type uses to service the local residents and visitors;
    b. Home based businesses operated within residential premises; and
    c. Small scale uses which service tourist/day tripper activities including short term visitor/tourist accommodation.

3.14.13.6 Specific Outcomes - Natural resources

1. Development does not adversely impact on the natural resources of the area including wetlands and waterways of Moreton Bay Marine Park, declared fish habitat areas and sand dune deposits; and
2. The high levels of ecosystem services provided in this area are protected from development impacts.

3.14.13.7 Specific Outcomes - Integrated transport

1. An adequate level of service for road access is maintained for residents and visitors to the villages;
2. Boating facilities are maintained to provide safe access to the waterways; and
3. Local centres, local concentrations of employment and other local attractors are within 15 minutes of all residents by walking, cycling or public transport.

3.14.13.8 Specific Outcomes - Infrastructure

1. Infrastructure, including public utilities and major telecommunication facilities, is designed and located to mitigate detrimental impacts on the visual quality and environmental values, character and amenity of the area;
2. Infrastructure is not subject to coastal hazards; and
3. Coastal communities have access to high speed broadband to support residential and business needs.

3.14.13.9 Specific Outcomes - Water Management

1. Development retains the natural hydrological characteristics of waterways, wetlands and coastal areas including groundwater, and mitigates disturbance of acid sulfate soils and the mobilisation and release of nutrients of concern from nutrient hazard areas;
2. Existing town water and sewerage connections are maintained;
3. Septic wastewater systems do not adversely impact on water quality in waterways; and
4. Water sensitive urban design measures are incorporated into development to protect and enhance the water quality in the Region's waterways, Pumicestone Passage and Deception Bay.

3.14.14 Element - Coast and riverlands place type

3.14.14 Element - Coast and riverlands place types

The place type includes the Region's 45km of coastline, extending from the Pine River estuary and Hays Inlet in the south alongside Deception Bay heading past the Caboolture River estuary and up to the Pumicestone Passage and Bribie Island.

The coastline is part of the internationally recognised Moreton Bay Ramsar site in recognition of its important wetland types and values. It also incorporates areas of great environmental significance and coastal lowlands containing estuarine areas, tidal flats and marine deposits, beach ridge and sand dune areas. Internationally significant numbers of migratory shorebirds can be seen foraging along the shorelines and mudflats of the coastal lowlands during the summer months and resident shorebirds can be seen all year round.

The place type has significant environmental values that have been impacted by development over many years as the Region has experienced rapid urbanisation. Projected changes in weather conditions is likely to lead to and increased occurrence of natural hazards e.g. flooding, storm tide and erosion events, and increased wave heights and wind conditions. This will further threaten environmental values. Future development pressure on the coast and major river floodplains needs to be carefully managed to minimise additional adverse impacts on the environment and exposure of our communities and development to hazard impacts. Exposed and vulnerable areas along the coast and rivers of the region are expected to bear the brunt of hazard impacts; hence the Coast and riverlands place type is intended to preclude development that would place people and infrastructure at intolerable risk.

3.14.14.1 Specific outcomes

3.14.14.1 Specific Outcomes - Sustainability and resilience

1. Land within this place type is exposed to coastal hazards and is not suitable for urban development; and
2. The area will be managed to allow the natural fluctuation of foreshore and associated ecosystems.

3.14.14.2 Specific Outcomes - Natural environment and landscape

1. The integrity, condition and function of biodiversity and ecological processes within these areas are protected in perpetuity from the adverse impacts of development and land use activities;
2. The visual character of regionally significant scenic amenity areas including major landscape features, and the visual relief and separation between urban areas provided by the network of waterways and coastal areas, is retained. Vegetated buffers and open space along foreshores are maintained and restored;
3. Existing natural areas, including the habitat of a range of threatened species, are enhanced and protected from the impacts of development;
4. The Coast and riverlands place type forms part of the green infrastructure network that traverses across public and private land to link to the Mountains, forests and waterways place type;
5. The nature, scale and intensity of coastal activities are appropriate to the low key, low intensity, recreational, educational and environmental character and function of this area;
6. Activities in the Coast and riverlands place type are located, designed and managed to mitigate disturbance of acid sulfate soils and the mobilisation and release of nutrients of concern from nutrient hazard areas; and
7. Sustainably managed land extensive or intensive rural uses are an integral component of the natural environment and landscape within this place type.

3.14.14.3 Specific Outcomes - Strong communities

1. The place type provides a diverse range of active and passive outdoor sport and recreational opportunities for residents of the region and visitors;
2. The values of cultural heritage sites are maintained and enhanced;
3. The important contribution of the Coast and riverlands place type to the sense of place and identity of the Moreton Bay Region is identified, and reflected in the management of coastal activities and development within and adjacent to the place type; and
4. The parks and open space, sport and recreational facilities, boat ramps, jetties, board walks, bikeways, recreational trails and environmental centres and community facilities within this area provide low key informal and safe meeting places for community interaction.

3.14.14.4 Specific Outcomes - Settlement pattern

1. The existing pattern of development within the place type is not intensified and in some locations building and rebuilding will not be possible;
2. Dispersed dwellings and farm buildings are predominant within this place type, mostly on large rural allotments. Some small house lots also occur in this place type;
3. Coastal activities are of a scale and nature that maintain the low key, dispersed water based and waterfront recreational and open space uses;
4. Development and coastal activities are limited to uses that are allied to and compatible with the long term protection of the areas environmental values and are not sensitive to hazard events; and
5. Land extensive or intensive rural uses are managed to maintain sustainable production from the land and to avoid degrading the significant conservation or scenic values or the integrity of the coast and waterways.

3.14.14.5 Specific Outcomes - Employment location

1. Employment opportunities in this place type include low key, low impact recreational and tourism activities that serve the needs of residents and visitors to the region; and
2. Opportunities for innovative co location of sustainable rural enterprises in peri — urban areas will be considered where meeting ecological, economic and social objectives, whilst maintaining a character consistent with the attributes of the area.

3.14.14.6 Specific Outcomes - Natural resources

1. Development sustainably manages and does not adversely impact on the natural resources of the area including wetlands and waterways of Moreton Bay Marine Park, declared fish habitat areas, sand dune deposits, Agricultural land classification (ALC) Class A and Class B land and plantation forests; and
2. The high levels of ecosystem services provided in this area are protected from development impacts.

3.14.14.7 Specific Outcomes - Integrated transport

1. An adequate level of service for road access is maintained for visitors to the area to provide safe access in areas susceptible to flooding and for use in emergencies; and
2. Where appropriate, sealed roads to have adequate width to include line-marked shoulders to accommodate cyclists with particular attention to uphill sections.

3.14.14.8 Specific Outcomes - Infrastructure

1. Limited infrastructure services are provided, and new infrastructure likely to be severely damaged in hazard events is avoided unless otherwise warranted; and
2. Infrastructure, including public utilities and major telecommunication facilities, are designed and located to mitigate detrimental impacts on the visual quality and environmental values, character and amenity of the place type.

3.14.14.9 Specific Outcomes - Water Management

1. Waterways, wetlands and coastal areas are enhanced and protected from degradation or loss of biodiversity values;
2. Development retains the natural hydrological characteristics of waterways, wetlands and coastal areas including groundwater, and mitigates disturbance of acid sulfate soils and the mobilisation and release of nutrients of concern from nutrient hazard areas;
3. The risk of downstream or upstream shoreline, bed or bank erosion through altered hydrology, development or unnatural disturbance is not increased; and
4. Nutrient enrichment is avoided.

MBRC Planning Scheme
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Part 5



Tables of Assessment

Moreton Bay Regional Council Planning Scheme 2016
Major Amendment No. 4:
Morayfield South Emerging Community Area (TLPI Response) and Designated Bushfire Prone Areas

CITY OF MORETON BAY

5.5.3 Emerging community zone

5.5.3.1 Interim precinct

The following table identifies the categories of development and categories of assessment for making a material change of use of land according to its zone. The table should be read in conjunction with section 5.3 to determine when the categories of development and categories of assessment in this table may be varied by other provisions of this planning scheme.

Table 5.5.3.1.1 Emerging community zone - Interim precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. on a lot with an area of 6000m^2 or more; and ii. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Interim precinct only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Animal keeping	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. not for a cattery or kennel; ii. using an existing building; iii. increasing the GFA by no more than 50m^2; and iv. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Interim precinct only)
	Assessable development - Code assessment	

	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Cemetery	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Child care centre	**Assessable development - Code assessment**	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m^2.	6.2.3 'Emerging community zone code' (relevant precinct only)
Club	**Assessable development - Code assessment**	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m^2.	6.2.3 'Emerging community zone code' (relevant precinct only)
Community care centre	**Assessable development - Code assessment**	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m^2.	6.2.3 'Emerging community zone code' (relevant precinct only)
Community residence		
	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use.	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use.
Community use	**Assessable development - Code assessment**	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m^2.	6.2.3 'Emerging community zone code' (relevant precinct only)
Cropping	**Accepted development subject to requirements**	
	If not involving forestry for wood production.	6.2.3 'Emerging community zone code' (Interim precinct only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Dwelling house	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.	

	Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Interim precinct only)
Emergency services	**Accepted development subject to requirements**	
	In all instances.	6.2.3 'Emerging community zone code' (Interim precinct only)
Environment facility	**Accepted development subject to requirements**	
	If increasing the GFA by no more than 50m^2.	6.2.3 'Emerging community zone code' (Interim precinct only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Food and drink outlet	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Function facility	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Health care services	**Assessable development - Code assessment**	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m^2.	6.2.3 'Emerging community zone code' (Interim precinct only)
Home based business	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	

	If not otherwise specified.	6.2.3 'Emerging community zone code' (Interim precinct only)
Indoor sport and recreation	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Intensive horticulture	**Accepted development subject to requirements**	
	If on a lot with an area of 1ha or more.	6.2.3 'Emerging community zone code' (Interim precinct only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Major electricity infrastructure	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Market	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Motor sport facility	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Nightclub entertainment facility	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development	

Outdoor sport and recreation	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Park	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Place of worship	**Assessable development - Code assessment**	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m^2.	6.2.3 'Emerging community zone code' (relevant precinct only)
Research and technology industry	**Assessable development - Code assessment**	
	In all instances.	6.2.3 'Emerging community zone code' (relevant precinct only)
Roadside stall	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Interim precinct only)
Rural industry	**Accepted development subject to requirements**	
	If: i. only associated with a rural use occurring on the site; ii. on a lot with an area of 1ha or more; and iii. having a GFA of 150m^2 or less.	6.2.3 'Emerging community zone code' (Interim precinct only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)

Sales office	**Accepted development subject to requirements**	
	If carried out on the same premises, or adjoining to the land for buildings being displayed or sold.	6.2.3 'Emerging community zone code' (Interim precinct only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Shop	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Substation	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Telecommunications facility	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. co-locating with an existing facility; ii. increasing the height of the facility by more than 5m; and iii. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Interim precinct only)
Theatre	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.	

	Editor's note - Development approval is not required.	
Tourist attraction	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Utility installation	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Veterinary services	**Accepted development subject to requirements**	
	If: i. using an existing building; ii. increasing the GFA by no more than 50m^2; and iii. on a lot with an area of 1ha or more.	6.2.3 'Emerging community zone code' (Interim precinct only)
	Assessable development - Code assessment	
	If: i. using an existing building; ii. increasing the GFA by no more than 50m^2; and iii. not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Wholesale nursery	**Accepted development subject to requirements**	
	If: i. using an existing building; ii. increasing the GFA by no more than 50m^2; and iii. on a lot with an area of 1ha or more.	6.2.3 'Emerging community zone code' (Interim precinct only)
	Assessable development - Code assessment	

	If: i. using an existing building; ii. increasing the GFA by no more than 50m^2; and iii. not otherwise specified.	6.2.3 'Emerging community zone code' (relevant precinct only)
Winery	**Assessable development - Code assessment**	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m^2.	6.2.3 'Emerging community zone code' (relevant precinct only)
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not complying with the criteria in the categories of development and categories of assessment column. Any other undefined use		The planning scheme.

Editor's note - The above categories of development and categories of assessment apply unless otherwise prescribed in the Regulation.

5.5.3.2 Transition precinct

5.5.3.2.1 Transition precinct - Developable lot

The following table identifies the categories of development and categories of assessment for making a material change of use of land according to its zone. The table should be read in conjunction with section 5.3 to determine when the categories of development and categories of assessment in this table may be varied by other provisions of this planning scheme.

Table 5.5.3.2.1.1 Emerging community zone - Transition precinct - On a developable lot

Editor's note - This is the same as interim precinct with an extra trigger that the site must be a developable lot		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Animal husbandry	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. on a developable lot; ii. on a lot with an area of 6000m^2 or more; and iii. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	If: i. on a developable lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Animal keeping	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If:	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)

	i. on a developable lot; ii. using an existing building; iii. not for a cattery or kennel; iv. increasing the GFA by no more than 50m^2; and v. not complying with the circumstances for accepted development.	
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Cemetery	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Child care centre	**Assessable development - Code assessment**	
	If: i. on a developable lot; ii. using an existing building; and iii. increasing the GFA by no more than 50m^2.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Club	**Assessable development - Code assessment**	
	If: i. on a developable lot; ii. using an existing building; and iii. increasing the GFA by no more than 50m^2.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Community care centre	**Assessable development - Code assessment**	
	If: i. on a developable lot; ii. using an existing building; and iii. increasing the GFA by no more than 50m^2.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Community residence		
	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use.	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use.

	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only) 9.2.2 'Community residence code - Benchmarks for assessable development and requirements for accepted development'
Community use	**Assessable development - Code assessment**	
	If: i. on a developable lot; ii. using an existing building; and iii. increasing the GFA by no more than 50m^2.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Cropping	**Accepted development subject to requirements**	
	If: i. on a developable lot; and ii. not involving forestry for wood production.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	If: i. on a developable lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Dwelling house	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If i. on a developable lot; and ii. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)

Emergency services	**Accepted development subject to requirements**	
	If on a developable lot.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Environment facility	**Accepted development subject to requirements**	
	If: i. on a developable lot; and ii. increasing the GFA by no more than 50m^2.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	If: i. on a developable lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Food and drink outlet	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Function facility	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Health care services	**Assessable development - Code assessment**	
	If: i. on a developable lot; ii. using an existing building; and iii. increasing the GFA by no more than 50m^2.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Home based business	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.	

	Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. on a developable lot; and ii. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Indoor sport and recreation	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Intensive horticulture	**Accepted development subject to requirements**	
	If: i. on a developable lot; and ii. on a lot with an area of 1ha or more.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	If: i. on a developable lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Major electricity infrastructure	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Market	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.	

	Editor's note - Development approval is not required.	
Motor sport facility	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Nightclub entertainment facility	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Outdoor sport and recreation	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Park	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Place of worship	**Assessable development - Code assessment**	
	If: i. on a developable lot; ii. using an existing building; and iii. increasing the GFA by no more than 50m^2.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Roadside stall	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	

	Accepted development subject to requirements	
	If: i. on a developable lot; and ii. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Rural industry	**Accepted development subject to requirements**	
	If: i. on a developable lot; ii. only associated with a rural use occurring on the site; iii. on a lot with an area of 1ha or more; and iv. having a GFA of 150m^2 or less.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	If: i. on a developable lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Sales office	**Accepted development subject to requirements**	
	If: i. on a developable lot; and ii. carried out on the same premises, or adjoining to the land for buildings being displayed or sold.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	If: i. on a developable lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Shop	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.	

	Editor's note - Development approval is not required.	
Substation	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Assessable development - Code assessment	
	If: i. on a developable lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Telecommunications facility	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. on a developable lot; ii. co-locating with an existing facility; iii. not increasing the height of the facility by more than 5m; and iv. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
Theatre	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Tourist attraction	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	

Utility installation	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Assessable development - Code assessment	
	If: i. on a developable lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Veterinary services	**Accepted development subject to requirements**	
	If: i. on a developable lot; ii. using an existing building; iii. increasing the GFA by no more than 50m^2; and iv. on a lot with an area of 1ha or more.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	If: i. on a developable lot; ii. using an existing building; iii. increasing the GFA by no more than 50m^2; and iv. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Wholesale nursery	**Accepted development subject to requirements**	
	If: i. on a developable lot; ii. using an existing building; iii. increasing the GFA by no more than 50m^2; and iv. on a lot with an area of 1ha or more.	6.2.3 'Emerging community zone code' (Transition precinct - Part C only)
	Assessable development - Code assessment	
	If: i. on a developable lot; ii. using an existing building; iii. increasing the GFA by no more than 50m^2; and	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)

	iv. not otherwise specified.	
Winery	**Assessable development - Code assessment**	
	If: i. on a developable lot; ii. using an existing building; and iii. increasing the GFA by no more than 50m^2;	6.2.3 'Emerging community zone code' (Transition precinct - developable lot only)
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not complying with the criteria in the categories of development and categories of assessment column. Any other undefined use		The planning scheme.

Editor's note - The above categories of development and categories of assessment apply unless otherwise prescribed in the Regulation.

5.5.3.2.2 Transition precinct - Developed lot

The following table identifies the categories of development and categories of assessment for making a material change of use of land according to its zone. The table should be read in conjunction with section 5.3 to determine when the categories of development and categories of assessment in this table may be varied by other provisions of this planning scheme.

Table 5.5.3.2.2.1 Emerging community zone - Transition precinct - On a developed lot

Editor's Note - This is the same as General Residential zone - Next generation neighbourhood precinct with an extra trigger that the site must be a developed lot.

Note - There are specific exemptions to the categories of development and categories of assessment for some of the uses within the activity groups listed below where conducted as temporary activities. These exceptions appear as use specific entries within the table and prevail over the categories of assessment identified in the activity group.

Note - Uses listed in the Activity Groups may also be included as use specific entries within the table.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Activity Group - Community Activities: • Child care centre • Club • Community care centre • Community use • Educational establishment • Emergency services • Health care services • Place of worship	**Accepted development subject to requirements**	
	If: i. on a developed lot; ii. using an existing building; iii. increasing the GFA by no more than 50m^2; and iv. on a lot identified on Overlay map - Community activities and neighbourhood hubs.	6.2.3 'Emerging community zone code' (Transition precinct - Part E only)
	Assessable development - Code assessment	
	If: i. on a developed lot; ii. on a lot identified on Overlay map - Community activities and neighbourhood hubs; and iii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
Activity Group - Retail and Commercial Activities: • Food and drink outlet • Hardware and trade supplies	**Accepted development subject to requirements**	
	If: i. on a developed lot; ii. using an existing building; iii. increasing the GFA by no more than 50m^2; and iv. on a neighbourhood hub lot identified on Overlay map -	6.2.3 'Emerging community zone code' (Transition precinct - Part E only)

• Health care services • Indoor sport and recreation - for a gymnasium • Office • Service industry • Shop • Shopping centre • Veterinary services	Community activities and neighbourhood hubs.	
	Assessable development - Code assessment	
	If: i. on a developed lot; ii. on a neighbourhood hub lot identified on Overlay map - Community activities and neighbourhood hubs; and iii. not otherwise specified. OR i. on a developed lot; ii. for a corner store; iii. has a total GFA of 250m^2 or less; and iv. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
Animal husbandry	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Animal keeping	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Cemetery	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Community residence		
	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use.	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use.
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)

		9.2.2 'Community residence code - Benchmarks for assessable development and requirements for accepted development'
Dual occupancy	**Accepted development subject to requirements**	
	If on a developed lot: i. where part of the primary frontage is within 800m walking distance of a higher order or district centre as shown on Overlay map - Walking distance (Centre) or a train station as shown on Overlay map - Walking distance (Train Station); OR ii. where having: a. two or more road frontages and a minimum site area of 450m^2; or b. otherwise, a road frontage of 15m or more and a minimum site area of 500m^2.	6.2.3 'Emerging community zone code' (Transition precinct - Part E only) 9.3.2 'Residential uses code' (Part A only)
	Assessable development - Code assessment	
	If: i. on a developed lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only) 9.3.2 'Residential uses code'
Dwelling house	**Accepted development subject to requirements**	
	If: i. on a developed lot; and ii. complying with the relevant requirements for accepted development subject to requirements. Note - If it does not meet criteria that are alternative provisions to the QDC, matters that relate to amenity and aesthetics or matters identified in Schedule 9, Part 3, Division 2, Table 1 of the Regulation, as stated in the criteria for assessable development contained in Table 9.3.1.2 a concurrence agency response for building work is required from Council.	9.3.1 'Dwelling house code'
	Assessable development - Code assessment	
	If: i. on a developed lot; and	9.3.1 'Dwelling house code'

	ii. does not meet the relevant value and constraint requirements for accepted development subject to requirements. Note - This is a limited assessment to which section 5.3.3.1.a.ii. applies. Note - For the purposes of Schedule 4, table 2 of the Regulation the relevant values and constraints criteria contained in Table 9.3.1.2 are the criteria for assessable development of a material change of use for an applicable Overlay.	
Dwelling Unit	**Accepted development subject to requirements**	
	If: i. on a developed lot; and ii. within an existing commercial building.	6.2.3 'Emerging community zone code' (Transition precinct - Part E only)
	Assessable development - Code assessment	
	If: i. on a developed lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
Food and drink outlet	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Function facility	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Home based business	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. on a developed lot; and	6.2.3 'Emerging community zone code' (Transition precinct - Part E only)

	ii. not complying with the circumstances for accepted development.	
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
Indoor sport and recreation	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Major electricity infrastructure	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Market	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Motor sport facility	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Multiple dwelling	**Accepted development subject to requirements**	
	If: i. on a developed lot; ii. for 6 or less dwellings; iii. on a lot with an area of 800m^2 or more and a road frontage of 20m or more; iv. on a lot where part of the primary frontage is within 800m walking distance of a higher order or district	6.2.3 'Emerging community zone code' (Transition precinct - Part E only) 9.3.2 'Residential uses code' (Part B only)

	centre as shown on Overlay map - Walking distance (Centre) or a train station as shown on Overlay map - Walking distance (Train Station); and v. meets the requirements for accepted development for building height (Residential uses).	
	Assessable development - Code assessment	
	If: i. on a developed lot; ii. meets the example that achieves aspects of the performance outcome for building height (Residential uses); and iii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only) 9.3.2 'Residential uses code'
Nightclub entertainment facility	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Outdoor sport and recreation	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Park	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Relocatable home park	**Assessable development - Code assessment**	
	If: i. on a developed lot; ii. meets the example that achieves aspects of the performance outcome for building height (Residential uses); and iii. on a lot of 3000m^2 or less.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only) 9.3.2 'Residential uses code'

Residential care facility	**Assessable development - Code assessment**	
	If: i. on a developed lot; and ii. meets the example that achieves aspects of the performance outcome for building height (Residential uses).	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only) 9.3.2 'Residential uses code'
Retirement facility	**Assessable development - Code assessment**	
	If: i. on a developed lot; and ii. meets the example that achieves aspects of the performance outcome for building height (Residential uses).	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only) 9.3.2 'Residential uses code'
Rooming accommodation	**Assessable development - Code assessment**	
	If: i. on a developed lot; ii. on a lot where part of the primary frontage is within 800m walking distance of a higher order or district centre as shown on Overlay map - Walking distance (Centre) or a train station as shown on Overlay map - Walking distance (Train Station); and iii. meets the example that achieves aspects of the performance outcome for building height (Residential uses).	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only) 9.3.2 'Residential uses code'
Sales office	**Accepted development subject to requirements**	
	If on a developed lot.	6.2.3 'Emerging community zone code' (Transition precinct - Part E only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
Shop	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	

Short-term accommodation	**Assessable development - Code assessment**	
	If: i. on a developed lot; ii. on a lot where part of the primary frontage is within 800m walking distance of a higher order or district centre as shown on Overlay map - Walking distance (Centre) or a train station as shown on Overlay map - Walking distance (Train Station); and iii. meets the example that achieves aspects of the performance outcome for building height (Residential uses).	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only) 9.3.2 'Residential uses code'
Substation	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Assessable development - Code assessment	
	If: i. on a developed lot; ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
Telecommunications facility	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. on a developed lot; ii. co-locating with an existing facility; iii. not increasing the height of the facility by more than 5m; and iv. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
Theatre	**Accepted development**	

	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Tourist attraction	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Utility Installation	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Assessable development - Code assessment	
	If: i. on a developed lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Transition precinct - developed lot only)
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and categories of assessment column. Any other undefined use.		The planning scheme

Editor's note - Unless listed above the default categories of development and categories of assessment is impact assessment, unless otherwise prescribed within the Regulation.

5.5.3.3 Morayfield South precinct

The following table identifies the categories of development and categories of assessment for making a material change of use of land according to its zone. The table should be read in conjunction with section 5.3 to determine when the categories of development and categories of assessment in this table may be varied by other provisions of this planning scheme.

Table 5.5.3.2.2.1 Emerging community zone - Morayfield South precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Activity Group - Interim activities • Animal husbandry • Animal keeping • Childcare centre • Club • Community care centre • Community residence • Community use • Cropping • Dwelling house • Emergency services • Environment facility • Health care services • Home based business • Intensive horticulture • Place of worship • Roadside stall • Rural industry • Sales office Telecommunications facility • Utility installation • Veterinary services • Wholesale nursery • Winery	**Accepted development** If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements If on a developable lot: i. for Animal husbandry on a lot with an area of 6000m^2 or more; or ii. for Animal keeping using an existing building, not for a cattery or kennel, and increasing the GFA by no more than 50m^2; or iii. for Cropping and not involving forestry for wood production; or iv. for Dwelling house not complying with the circumstances for accepted development; or v. for Emergency services; or vi. for Environment facility and increasing the GFA by no more than 50m^2; or vii. for Home based business not complying with the circumstances for accepted development; or viii. for Intensive horticulture and on a lot with an area of 1ha or more; or ix. for Roadside stall not complying with the circumstances for accepted development; or x. for Rural industry only associated with a rural use occurring on the site, on a lot with an area of 1ha or	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part I only)

	ix. for Roadside stall not complying with the circumstances for accepted development; or x. for Rural industry only associated with a rural use occurring on the site, on a lot with an area of 1ha or more, and having a GFA of 150m^2 or less; or xi. for Sales office carried out on the same premises, or adjoining to the land for buildings being displayed or sold; or xii. for Telecommunications facility co-locating with an existing facility, not increasing the height of the facility by more than 5m, and not complying with the circumstances for accepted development; or xiii. for Veterinary services using an existing building, increasing the GFA by no more than 50m^2, and on a lot with an area of 1ha or more; or xiv. for Wholesale nursery using an existing building, increasing the GFA by no more than 50m^2, and on a lot with an area of 1ha or more.	
	Assessable development - Code assessment	
	If: i. for Animal husbandry and not otherwise specified; or ii. for Animal keeping and not otherwise specified; or iii. for Child care centre using an existing building and increasing the GFA by no more than 50m^2; or iv. for Club using an existing building and increasing the GFA by no more than 50m^2; or	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developable lot code)

	v. for Community care centre using an existing building and increasing the GFA by no more than 50m^2; or vi. for Community residence and if not otherwise specified. vii. for Community use and using an existing building and increasing the GFA by no more than 50m^2; viii. for Cropping and if not otherwise specified; ix. for Dwelling house and if not otherwise specified; or x. for Emergency services and if not otherwise specified; xi. for Environment facility and if not otherwise specified; or xii. for Health care services and using an existing building and increasing the GFA by no more than 50m^2; or xiii. for Home based business and if not otherwise specified; or xiv. for Intensive horticulture and if not otherwise specified; or xv. for Place of worship and using an existing building and increasing the GFA by no more than 50m^2; or xvi. for Roadside stall and if not otherwise specified; or xvii. for Rural industry and if not otherwise specified; or xviii. for Sales office and if not otherwise specified; or xix. for Substation and if not otherwise specified; or xx. for Utility installation and not otherwise specified; or xxi. for Veterinary services using an existing building, increasing the GFA by no more than 50m^2 and if not otherwise specified; or xxii. for Wholesale nursery using an existing building, increasing the GFA by no more than 50m^2 and it not otherwise specified; or xxiii. for Winery using an existing building and increasing the GFA by no more than 50m^2.	
Activity Group - Community Activities:	**Accepted development subject to requirements**	
	If:	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only)

• Child care centre • Club • Community care centre • Community use • Educational establishment • Emergency services • Health care services • Place of worship	i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct or the Urban neighbourhood sub-precinct; iii. using an existing building; iv. increasing the GFA by no more than 50m^2 ; and v. on a lot identified on Overlay map - Community activities and neighbourhood hubs. OR If: i. Educational establishment, where on an established State School site and including an increase in gross floor area of 10% or less of the existing gross floor area on the site, subject to requirements.	
	Assessable development - Code assessment	
	If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct or the Urban neighbourhood sub-precinct; iii. on a lot identified on Overlay map - Community activities and neighbourhood hubs; and iv. not otherwise specified. OR If: i. in the Urban neighbourhood sub-precinct; ii. part of a mixed use building; and iii. not otherwise specified. OR If: i. in the future state school sub-precinct; and ii. for an educational establishment	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code)

	Accepted development subject to requirements	
Activity Group - Retail and Commercial Activities: • Food and drink outlet • Hardware and trade supplies • Health care services • Indoor sport and recreation- for a gymnasium • Office • Service industry • Shop • Shopping centre • Veterinary services	If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct and the Urban neighbourhood sub-precinct; iii. using an existing building iv. increasing the GFA by no more than 50m^2; and v. on a neighbourhood hub lot identified on Overlay map -Community activities and neighbourhood hubs. OR If: i. on a developed lot; ii. in the Urban neighbourhood sub-precinct; iii. using an existing tenancy in a mixed use building lawfully established; iv. not on a neighbourhood hub lot identified on Overlay map - Community activities and neighbourhood hubs; and v. increasing the GFA by no more than 50m^2.	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only)
	Assessable development - Code assessment	
	If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct and the Urban neighbourhood sub-precinct; iii. on a neighbourhood hub lot identified on Overlay map - Community activities and neighbourhood hubs; and iv. not otherwise specified. OR If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct; iii. for a corner store; iv. has a total GFA of 250m^2 or less; and	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code)

	v. not otherwise specified OR If: i. on a developed lot; ii. in the Urban neighbourhood sub-precinct; iii. is for a corner store or a mixed use building with the proposed uses located on the ground floor; iv. has a total combined retail and commercial GFA of 1000m^2 or less; and v. not otherwise specified.	
Animal husbandry	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Animal keeping	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Caretaker's accommodation	**Accepted development subject to requirements**	
	If: i. on a developed lot; and ii. located on Council-owned or controlled land; iii. in the Recreation and open space sub-precinct.	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only)
Cemetery	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Club	**Accepted development subject to requirements**	
	If: i. on a developed lot; ii. in the Recreation and open space sub-precinct; iii. located on Council owned or controlled land;	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only)

	iv. not involving the preparation and service of food and drink, sale of liquor or gambling.	
	Assessable development - Code assessment	
	If: i. on a developed lot; ii. in the Recreation and open space sub-precinct; iii. located on Council owned or controlled land; iv. not otherwise specified.	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code)
Community use	**Accepted development subject to requirements**	
	If: i. on a developed lot; ii. in the Recreation and open space sub-precinct; iii. located on Council-owned or controlled land.	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only)
	Assessable development - Code assessment	
	If: i. on a developed lot; ii. in the Recreation and open space sub-precinct; iii. located on Council owned or controlled land; iv. not otherwise specified.	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code)
Community residence		
	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use.	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use.
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code) 9.2.2 'Community residence code - Benchmarks for assessable development and requirements for accepted development'
Cropping	**Accepted development subject to requirements**	
	If: i. on a developed lot; ii. in the Recreation and open space sub-precinct.	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only)
Dual occupancy	**Accepted development subject to requirements**	
	If:	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only)

	i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct; iii. where part of the primary frontage is within 800m walking distance of a higher order or district centre as shown on Overlay map - Walking distance (Centre); or iv. where having: A. two or more road frontages aa minimum site area of 450m^2; B. otherwise, a road frontage of 15m or more and a minimum site area of 500m^2.	9.3.2 'Residential uses code' (Part A only)
	Assessable development - Code assessment	
	If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct; iii. not otherwise specified.	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code) 9.3.2 'Residential uses code'
Dwelling house	**Accepted development subject to requirements**	
	If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct or the Urban neighbourhood sub-precinct; iii. complying with the relevant requirements for accepted development subject to requirements. Note - If it does not meet criteria that are alternative provisions to the QDC, matters that relate to amenity and aesthetics or matters identified in Schedule 9, Part 3, Division 2, Table 1 of the Regulation, as stated in the criteria for assessable development contained in Table 9.3.1.2 a concurrence agency response for building work is required from Council.	9.3.1 'Dwelling house code'
	Assessable development - Code assessment	
	If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct or the Urban neighbourhood sub-precinct; iii. does not meet the relevant value and constraint requirements for accepted	9.3.1 'Dwelling house code'

	development subject to requirements. Note - This is a limited assessment to which section 5.3.3 (1) (a) (ii) applies. Note - For the purposes of Schedule 4, table 2 of the Regulation the relevant values and constraints criteria contained in Table 9.3.1.2 are the criteria for assessable development of a material change of use for an applicable Overlay.	
Dwelling Unit	**Accepted development subject to requirements**	
	If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct or the Urban neighbourhood sub-precinct; iii. within an existing commercial building.	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only)
	Assessable development - Code assessment	
	If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct or the Urban neighbourhood sub-precinct; iii. not otherwise specified.	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code)
Food and drink outlet	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. on a developed lot; ii. in the Recreation and open space sub-precinct; iii. located on Council owned or controlled land; iv. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only)
	Assessable development - Code assessment	
	If: i. on a developed lot ii. in the Recreation and open space sub-precinct; iii. located on Council owned or controlled land;	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code)

	iv. not including a drive-through facility; v. not otherwise specified.	
Function facility	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Home based business	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct or the Urban neighbourhood sub-precinct; iii. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only)
Indoor sport and recreation	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. on a developed lot; ii. in the Recreation and open space sub-precinct; iii. located on Council owned or controlled land; iv. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only)
	Assessable development - Code assessment	
	If: i. on a developed lot ii. in the Recreation and open iii. space sub-precinct; iv. located on Council owned or controlled land;	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code)

	v. not otherwise specified.	
Major electricity infrastructure	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Major sport, recreation and entertainment facility	**Assessable development - Code assessment**	
	If: i. on a developed lot; ii. in the Recreation and open space sub-precinct; iii. located on Council owned or controlled land; iv. in accordance with a Council Master Plan approved under Council policy.	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code)
Market	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. on a developed lot; ii. in the Recreation and open space sub-precinct; iii. located on Council owned or controlled land; iv. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only)
	Assessable development - Code assessment	
	If: i. on a developed lot ii. in the Recreation and open iii. space sub-precinct; iv. located on Council owned or controlled land; v. not otherwise specified.	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code)
Motor sport facility	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	

	If: i. on a developed lot; ii. in the Recreation and open space sub-precinct; iii. located on Council owned or controlled land; iv. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only)
	Assessable development - Code assessment	
	If: i. on a developed lot ii. in the Recreation and open space sub-precinct; iii. located on Council owned or controlled land; iv. not otherwise specified.	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code)
Multiple dwelling	**Accepted development subject to requirements**	
	If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct; iii. for 6 or less dwellings; iv. on a lot with an area of 800m^2 or more and a road frontage of 20m or more; v. on a lot where part of the primary frontage is within 800m walking distance of a higher order or district centre (as shown on Overlay map - Walking distance (Centre)); and vi. meets the requirements for accepted development for building height (residential uses). OR If: i. on a developed lot; ii. in the Urban neighbourhood sub-precinct; iii. for 6 or less dwellings; iv. on a lot with an area of 800m^2 or more and a road frontage of 20m or more; and v. meets the requirements for accepted development for	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only) 9.3.2 'Residential uses code' (Part B only)

	building height (residential uses).	
	Assessable development - Code assessment	
	If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct or the Urban neighbourhood sub-precinct; iii. meets the example that achieves aspects of the performance outcome for building height (Residential uses); and iv. not otherwise specified.	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code) 9.3.2 'Residential uses code'
Nightclub entertainment facility	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Office	**Assessable development - Code assessment**	
	If: i. on a developed lot; ii. in the Urban neighbourhood sub-precinct; iii. having a GFA of 2000m^2 or more OR part of a mixed use building and having a GFA of 1000m^2 or more; iv. on a lot with an area of 100m^2 or more and a road frontage of 20m or more; v. not otherwise specified.	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code)
Outdoor sport and recreation	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. on a developed lot; ii. in the Recreation and open space sub-precinct; iii. located on Council owned or controlled land;	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only)

	iv. not complying with the circumstances for accepted development.	
	Assessable development - Code assessment	
	If: i. on a developed lot ii. in the Recreation and open iii. space sub-precinct; iv. located on Council owned or controlled land; v. not otherwise specified.	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code)
Park	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Relocatable home park	**Assessable development - Code assessment**	
	If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct; iii. meets the example that achieves aspects of the performance outcome for building height (Residential uses); and iv. on a lot of 3000m^2 or less.	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code) 9.3.2 'Residential uses code'
Residential care facility	**Assessable development - Code assessment**	
	If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct or the Urban neighbourhood sub-precinct; iii. meets the example that achieves aspects of the performance outcome for building height (Residential uses).	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code) 9.3.2 'Residential uses code'
Retirement facility	**Assessable development - Code assessment**	
	If: i. on a developed lot; and ii. in the Next generation neighbourhood sub-precinct or the Urban neighbourhood sub-precinct;	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code) 9.3.2 'Residential uses code'

	iii. meets the example that achieves aspects of the performance outcome for building height (Residential uses).	
Rooming accommodation	**Assessable development - Code assessment**	
	If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct; iii. on a lot where part of the primary frontage is within 800m walking distance of a higher order or district centre as shown on Overlay map - Walking distance (Centre); iv. meets the example that achieves aspects of the performance outcome for building height (residential uses). OR If: i. on a developed lot ii. in the Urban neighbourhood sub-precinct; iii. meets the example that achieves aspects of the performance outcome for building height (residential uses).	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code) 9.3.2 'Residential uses code'
Sales office	**Accepted development subject to requirements**	
	If on a developed lot.	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code)
Shop	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Short-term accommodation	**Assessable development - Code assessment**	
	If: i. on a developed lot; ii. in the Next generation neighbourhood sub-precinct;	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code) 9.3.2 'Residential uses code'

	iii. on a lot where part of the primary frontage is within 800m walking distance of a higher order or district centre as shown on Overlay map - Walking distance (Centre); iv. meets the example that achieves aspects of the performance outcome for building height (Residential uses). OR If: i. on a developed lot ii. in the Urban neighbourhood sub-precinct; iii. meets the example that achieves aspects of the performance outcome for building height (residential uses).	
Substation	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Assessable development - Code assessment	
	If: i. on a developed lot; ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code)
Telecommunications facility	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Accepted development subject to requirements	
	If: i. on a developed lot; ii. co-locating with an existing facility; iii. not increasing the height of the facility by more than 5m; and iv. not complying with the circumstances for accepted development.	6.2.3 'Emerging community zone code' (Morayfield South precinct - Part G only)
Theatre	**Accepted development**	

	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Tourist attraction	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Utility Installation	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
	Assessable development - Code assessment	
	If: i. on a developed lot; and ii. not otherwise specified.	6.2.3 'Emerging community zone code' (Morayfield South precinct, Developed lot code)
Whole nursery	**Accepted development**	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required.	
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and categories of assessment column. Any other undefined use.		The planning scheme

Editor's note - The above categories of development and categories of assessment apply unless otherwise prescribed in the Regulation.

5.7 Categories of development and assessment - Building work

The following table identifies the categories of development and the categories of assessment for building work regulated under the planning scheme. The table should be read in conjunction with section 5.3 to determine when the categories of development and the categories of assessment in this table may be varied by other provisions of this planning scheme.

Table 5.7.1 Building work

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work on or above a non-tidal artificial waterway.	**Accepted development subject to requirements**	
	In all instances.	9.4.2 'Works code'
Building work, not associated with a material change of use, for a Dwelling house in the General residential zone or the Emerging community zone, Transition precinct on a developed lot and Morayfield south precinct on a developed lot	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Accepted development subject to requirements	
	If not complying with the circumstances for accepted development and: i. complying with the relevant requirements for accepted development; or ii. complying with the relevant criteria for accepted development subject to requirements other than those identified as concurrence agency issues in the Dwelling house code. Note - Concurrence agency issues are the matters identified as alternative provisions to the QDC or matters that relate to amenity and aesthetics in the requirements for accepted development contained in table 9.3.1.2. For these matters a concurrence agency response is required from Council as part of any building development application.	9.3.1 'Dwelling house code'
	Assessable development - Code assessment	
	If not otherwise specified. Note - For example if not complying with the relevant value and constraint requirements for	9.3.1 'Dwelling house code'

	accepted development or not complying with the circumstances for accepted development. Note - This is a limited assessment to which section 5.3.3.1.a.ii. applies.	
Building work, not associated with a material change of use, for a Dwelling house; in the following zones: • Township zone - Township residential precinct • Rural zone • Rural residential zone.	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Accepted development subject to requirements	
	If not complying with the circumstances for accepted development and: i. complying with the relevant criteria for accepted development subject to requirements; or ii. complying with the relevant criteria for accepted development subject to requirements, other than those identified as concurrence agency issues in the relevant zone code. Note - Concurrence agency issues are the matters identified in the relevant zone code as either alternative provisions to the QDC or matters that relate to amenity and aesthetics. For these matters a concurrence agency response is required from Council as part of any building development application.	Relevant zone code (relevant precinct only) Editor's note - For building works associated with a Dwelling house in the Rural residential zone, the following RADs are either directly or indirectly applicable: RAD1 - RAD5, RAD7, RAD9 - RAD12, RAD16 - RAD18, RAD19 - RAD24, RAD36 - RAD45, RAD46, RAD50, RAD89 - RAD91 - RAD93, RAD95 - RAD112, RAD115 - RAD117, RAD120, RAD122 - RAD125 - RAD128, RAD130 - RAD131 - RAD134. Editor's note - For building works associated with a Dwelling house in the Rural zone, the following RADs are either directly or indirectly applicable: RAD1 - RAD2, RAD6, RAD9 - RAD26, RAD31 - RAD38, RAD40, RAD84 - RAD91, RAD93 - RAD107, RAD109 - RAD112, RAD115, RAD117 - RAD123, RAD125 - RAD129. Editor's note - For building works associated with a Dwelling house in the Township zone - Township residential precinct, the following RADs are either directly or indirectly applicable: RAD1 - RAD23, RAD30 - RAD39, RAD41 - RAD43, RAD47, RAD61 - RAD76, RAD78.
	Assessable development - Code assessment	
	If not otherwise specified. Note - This is a limited assessment to which section 5.3.3.1.a.ii. applies.	Relevant zone code (relevant precinct only)
	Accepted development	

Building work, not associated with a material change of use, for other than a Dwelling house; in the following zones • General residential zone • Township zone - Township residential precinct • Rural zone • Rural residential zone • Emerging community zone - Transition precinct on a developed lot and Morayfield south precinct on a developed lot	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Accepted development subject to requirements	
	If not otherwise specified.	Relevant zone code (relevant precinct only)
Building work, not associated with a material change of use, in the Environmental management and conservation zone	**Accepted development**	
	If: i. located on Council owned land and is in accordance with a Council Master Plan approved under Council policy; OR ii. located on State owned land and is in accordance with the relevant controlling Act (for example, but not limited, to Forestry Act, Nature Conservation Act) under which the land is administered. OR iii. complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Assessable development - Impact assessment	
	If not otherwise specified.	The planning scheme
Building work, not associated with a material change of use, in the Limited development zone	**Assessable development - Impact assessment**	
	In all instances.	The planning scheme
Building work, not associated with a material change of use, in the Township zone - Township centre precinct and	**Accepted development subject to requirements**	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)

Township convenience precinct		
Building work, not associated with a material change of use, in the following zones: • Centre zone • Community facilities zone • Emerging community zone, Interim precinct, ~~or~~ Transition precinct on a developable lot, or Morayfield south precinct on a developable lot • Extractive industry zone • Industry zone • Recreation and open space zone • Township zone - Township industry precinct	**Accepted development**	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Accepted development subject to requirements	
	If not otherwise specified.	Relevant zone code (relevant precinct only)
Building work associated with a material change of use	**No change**	
	The same category of development and the category of assessment as that applying to the associated material change of use.	The same assessment benchmarks for assessable development and requirements for accepted development as that applying to the associated material change of use.
Accepted development		
Any other building work not listed in this table. Any building work listed in the table and not complying with the description listed in the categories of development and categories of assessment column.		

Editor's note - The above categories of development and categories of assessment apply unless otherwise prescribed in the Regulation.

Editor's note - Table 5.7.1 should be read in conjunction with section 5.3 to determine when the categories of development in this table may be varied by other provisions of this planning scheme. Section 5.3 also identifies those instances where a local plan negates the need to refer to this table.

MBRC Planning Scheme
it's our place

Part 6



Zones

Moreton Bay Regional Council Planning Scheme 2016
Major Amendment No. 4:
Morayfield South Emerging Community Area (TLPI Response) and Designated Bushfire Prone Areas

CITY OF MORETON BAY

6 Zones

6.1 Preliminary

1. Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
2. Zones are mapped and those maps are included in Schedule 2.
3. The categories of development and categories of assessment for development in a zone are in Part 5.
4. Zone specific provisions of assessment benchmarks are contained in a zone code.
5. A precinct may be identified for part of a zone.
6. Precinct specific provisions of assessment benchmarks are contained in the zone code.
7. Each zone code identifies the following:
    a. the purpose of the code;
    b. the overall outcomes that achieve the purpose of the code;
    c. for accepted development subject to requirements, the requirements that the accepted development must satisfy;
    d. for assessable development, the performance outcomes that achieve the overall outcomes and the purpose of the code;
    e. for assessable development, examples that achieve aspects of the corresponding performance outcomes identified in the code;
    f. precinct specific performance outcomes and examples;
    g. some overlay specific (value and constraint) performance outcomes and examples relevant to land in the zone.
8. The following are the zone codes for the planning scheme:
    a. Centre zone code
        i. Caboolture centre precinct
        ii. Morayfield centre precinct
        iii. Strathpine centre precinct
        iv. District centre precinct
        v. Local centre precinct
        vi. Specialised centre precinct
    b. Community facilities zone code
        i. Abbey precinct
        ii. Airfield precinct
        iii. Utilities precinct
        iv. Lakeside precinct
        v. Special use precinct
    c. Emerging community zone code
        i. Interim precinct
        ii. Transition precinct
        iii. Morayfield South precinct
    d. Environmental management and conservation zone code
    e. Extractive industry zone code
    f. General residential zone code
        i. Coastal communities precinct
        ii. Suburban neighbourhood precinct
        iii. Next generation neighbourhood precinct
        iv. Urban neighbourhood precinct
    g. Industry zone code
        i. Mixed industry and business precinct
        ii. Light industry precinct
        iii. General industry precinct
        iv. Restricted industry precinct
        v. Marine industry precinct
    h. Limited development zone code
    i. Recreation and open space zone code
    i. Sport and recreation precinct

j. Rural zone code
i. Agriculture precinct
    ii. Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct
    iii. Hamlet precinct
    iv. Woodfordia and abbey surrounds precinct
    v. Rural living investigation precinct
k. Rural residential zone code
l. Township zone code
i. Township centre precinct
ii. Township convenience precinct
iii. Township residential precinct
iv. Township industry precinct

6.2.3 Emerging community zone code

6.2.3.1 Application - Emerging community zone

This code applies to undertaking development in the Emerging community zone, if:

1. the development has been categorised as either accepted development subject to requirements or assessable development - code assessment, and this code is identified as applicable to that development in the assessment benchmarks for assessable development and requirements for accepted development column of a table of assessment (Part 5);
2. the development has been categorised as assessable development - impact assessment (Part 5).

When using this code, reference should be made to section 5.3.2 Determining the category of development and category of assessment and, where applicable, section 5.3.3 Determining and applying the requirements for accepted development and the assessment benchmarks for assessable development located in Part 5.

For accepted development subject to requirements or assessable development under this Code:

1. Part A of the code applies to accepted development subject to requirements in the 6.2.3.1 'Interim precinct';
2. Part B of the code applies to assessable development in the 6.2.3.1 'Interim precinct';
3. Part C of the code applies to accepted development subject to requirements on a developable lot in the 6.2.3.2.1 'Developable lots';
4. Part D of the code applies to assessable, interim development on a developable lot in the 6.2.3.2.1 'Developable lots';
5. Part E of the code applies to accepted development subject to requirements, on a developed lot in the 6.2.3.2.2 'Developed lots';
6. Part F of the code applies to assessable development, on a developed lot in the 6.2.3.2.2 'Developed lots'.
7. Part G of the code applies to accepted development subject to requirements, on a developed lot in the Morayfield South precinct, developed lot'
8. Part H of the code applies to assessable development, on a developed lot, in the Morayfield South precinct, developed lot'
9. Part I of the code applies to accepted development subject to requirements, on a developable lot in the Morayfield South precinct, developable lot'
10. Part J of the code applies to assessable development, on a developable lot, in the Morayfield South precinct, developable lot'

6.2.3.2 Purpose - Emerging community zone

1. The purpose of the Emerging community zone code is to:
   a. identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;
   b. manage the timely conversion of non-urban land to urban purposes;
   c. prevent or discourage development that is likely to compromise appropriate longer term land use.
2. The Emerging community zone has ~~2~~3 precincts which have the following purpose;
   a. The Interim precinct is to identify and conserve land that may be suitable for urban development in the future, allowing interim uses that will not compromise the best longer term use of the land pending further investigation.
   b. The Transition precinct is to:
      i. identify and conserve land that may be suitable for urban development in the future, allowing interim uses that will not compromise the best longer term use of the land;

ii. provide mechanisms to promote and implement an appropriate mix of dwelling types, consistent with a next generation neighbourhood across the transition precinct once this land is developed and serviced with all local government networks including water and sewer and is suitable for urban development.
Once serviced by all local government networks, including water and sewer the Transition precinct is to provide a mix of dwelling types to support densities that are moderately higher than traditional suburban areas. Housing forms include detached dwellings on a variety of lot sizes with a greater range of attached dwellings and apartment buildings in the walkable catchments of train stations and centres identified on Overlay maps - Walking distance (Centre) and Walking distance (Train Station).

c. The Morayfield South precinct is to:
   i. support development outcomes consistent with the Morayfield South Structure Plan;
   ii. ensure that all land use outcomes such as housing diversity, and infrastructure outcomes such as roads, parks, community facilities, and schools, are accommodated and delivered;
   iii. ensure the protection and enhancement of identified environmental corridors;
   iv. ensure land required for future transport infrastructure is protected and not compromised to maximise connectivity within Morayfield South and throughout the City;
   v. ensure development is designed to reduce potential character and amenity impacts on the adjacent or opposite rural residential areas located outside of the Morayfield South precinct;
   vi. allow interim uses that will not compromise the best longer term use of the land;

3. The Emerging community zone seeks to implement the policy direction set in Part 3, Strategic Framework.

6.2.3.1 Interim precinct

6.2.3.1.1 Purpose - Interim precinct

1. The purpose of the Emerging community zone - Interim precinct will be achieved through the following overall outcomes:
    a. Development is to maintain a semi-rural character until such time as infrastructure is delivered and relevant site specific constraints are resolved.
    b. Development will consist of interim uses on large lots.
    c. Interim uses are appropriate in this precinct where they:
        i. would be compatible with the existing semi-rural character;
        ii. would not prejudice or delay the development of the site and adjoining areas for urban purposes;
        iii. are low intensity in nature and characterised by low investment in buildings and infrastructure relative to the value of the site.
    d. Residential activities consist of detached dwelling houses or caretaker's accommodation, predominantly on large lots.
    e. The character and scale of dwelling houses are compatible with the intended character for the precinct.
    f. Secondary dwellings associated with a principal dwelling, remain subordinate and ancillary to the principal dwelling to retain the low density, low intensity, residential form of a dwelling house
    g. Garages, car ports and domestic outbuildings remain subordinate and ancillary to the principal dwelling and are located and designed to reduce amenity impacts on the streetscape and adjoining properties.
    h. Dwelling houses are designed to add visual interest and contribute to an attractive streetscape and public realm.
    i. Dwelling houses are provided with infrastructure and services at a level suitable for the area as a interim precinct.
    j. Dwelling houses are responsive to the lot shape, dimensions and topographic features.
    k. Non-residential uses do not result in adverse or nuisance impacts on adjoining properties or the wider environment. Any adverse or nuisance impacts are contained and internalised to the site through location, design, operation and on-site management practices.
    l. General works associated with the development achieves the following:
        i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services is provided to new developments to meet the current and future needs of users of the site;
        ii. the development manages stormwater to:
            A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
            B. prevent stormwater contamination and the release of pollutants;
            C. maintain or improve the structure and condition of drainage lines and riparian areas;
            D. avoid off-site adverse impacts from stormwater.
        iii. the development does not result in unacceptable impacts on the capacity on the capacity and safety of the external road network;
        iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
        v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
    m. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.

n. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.
o. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
p. Development in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.
q. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
    i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
    ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
    iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
    iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
        A. the provision of replacement, restoration, rehabilitation planting and landscaping;
        B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
        C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
    v. protecting native species and protecting and enhancing species habitat;
    vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
    vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
    viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
    ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
    x. ensuring effective and efficient disaster management response and recovery capabilities;
    xi. where located in an overland flow path:
        A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
        B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
        C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
        D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

r. Development in the Interim precinct includes one or more of the following:

• Animal husbandry • Animal keeping - where not for a cattery or kennel • Caretaker's accommodation • Cropping - if not forestry for wood production	• Dwelling House • Emerging services • Environment facility • Home based business • Intensive horticulture - if on a lot greater than 1ha • Roadside stall	• Rural Industry - if on a lot greater than 1ha and having a GFA of 150m^2 or less • Sales office • Veterinary services • Wholesale nursery

s. Development in the Interim precinct does not include any of the following:

• Adult store • Agricultural supplies store • Air services • Animal keeping - if for a cattery or kennel • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Cemetery • Community residence • Crematorium • Cropping - if forestry for wood production • Detention facility • Dual occupancy • Dwelling unit • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware trade and supplies	• Health care services • High impact industry • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and recreation • Parking station • Permanent plantation	• Port service • Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural workers' accommodation • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Warehouse

t. Development not listed in the tables above may be considered on its merits and where it reflects and support the outcomes of the zone.

6.2.3.1.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 6.2.3.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part A, Table 6.2.3.1.1, the category of development changes to assessable development under the rules outlined in section 5.3.3.1, and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD1	PO4
RAD2	PO6

RAD3	PO5
RAD4	PO7
RAD5	PO8
RAD6	PO9-PO12
RAD7	PO9-PO12
RAD8	PO13
RAD9	PO14
RAD10	PO17
RAD11	PO18
RAD12	PO21
RAD13	PO21
RAD14	PO21
RAD15	PO30
RAD16	PO32
RAD17	PO29
RAD18	PO29
RAD19	PO33
RAD20	PO36
RAD21	PO37
RAD22	PO38
RAD23	PO37
RAD24	PO44
RAD25	PO39
RAD26	PO39
RAD27	PO42
RAD28	PO42
RAD29	PO43
RAD30	PO45-PO47, PO49, PO50, PO52
RAD31	PO49
RAD32	PO45
RAD33	PO45
RAD34	PO45

RAD35	PO51
RAD36	PO45
RAD37	PO45
RAD38	PO47
RAD39	PO47
RAD40	PO53
RAD41	PO53
RAD42	PO53
RAD43	PO54
RAD44	PO55
RAD45	PO56
RAD46	PO56
RAD47	PO56
RAD48	PO57
RAD49	PO58
RAD50	PO58
RAD51	PO58
RAD52	PO59
RAD53	PO58
RAD54	PO58
RAD55	PO58
RAD56	PO60
RAD57	PO60
RAD58	PO61
RAD59	PO61
RAD60	PO62
RAD61	PO66
RAD62	PO66
RAD63	PO66
RAD64	PO66
RAD65	PO66
RAD66	PO68

RAD67	PO70
RAD68	PO71
RAD69	PO72
RAD70	PO72
RAD71	PO72
RAD72	PO72
RAD73	PO74
RAD74	PO78
RAD75	PO78
RAD76	PO79
RAD77	PO80
RAD78	PO81
RAD79	PO82-PO93
RAD80	PO82-PO93
RAD81	PO94
RAD82	PO95
RAD83	PO95
RAD84	PO96
RAD85	PO96
RAD86	PO99
RAD87	PO99
RAD88	PO99
RAD89	PO101
RAD90	PO102
RAD91	PO103
RAD92	PO104-106, PO108-PO110
RAD93	PO104-106, PO108-PO110
RAD94	PO104-106
RAD95	PO107
RAD96	PO111
RAD97	PO112

Part A — Requirements for accepted development - Interim precinct

Table 6.2.3.1.1 Requirements for accepted development - Interim precinct

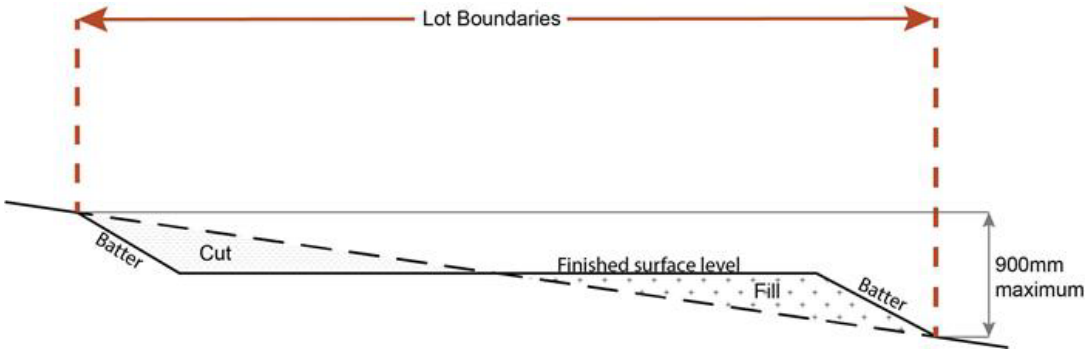
Requirements for accepted development	
General requirements	
Building height	
RAD1	Unless otherwise specified in this code, the height of all buildings and structures does not exceed 5m.
Setbacks	
RAD2	Buildings and structures associated with the following uses are setback from all lot boundaries as follows: a. Animal husbandry (buildings only) - 10m; b. Cropping (buildings only) - 10m; c. Animal keeping, excluding catteries and kennels - 20m; d. Cropping (buildings only) - 10m; e. Intensive horticulture - 10m; f. Rural Industry - 20m; g. Wholesale nursery - 10m; h. Veterinary services - 10m.
RAD3	Unless specified elsewhere in the zone code, all other buildings and structures are setback: a. Road frontage - 6m minimum; b. Side and Rear - 4.5m minimum. Note - For a Dwelling house where located in a bushfire hazard area (see Overlay map - Bushfire hazard) a greater setback may be required. See values and constraints requirements Bushfire hazard. Note - This provision does not apply where a development footprint exists for a lot.
Development footprint	
RAD4	Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within that development footprint.
Lighting	
RAD5	Artificial lighting is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those between 10pm and 7am the following day.
Hazardous Chemicals	
RAD6	All development that involves the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.1 Quantity thresholds for hazardous chemicals stored as accepted development subject to requirements complies with Table 9.0.3 Hazardous chemicals.
RAD7	Development does not involve the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.2 Hazardous chemicals assessable thresholds.

Waste treatment	
RAD8	All concentrated animal use areas (e.g. sheds, pens, holding yards, stables) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.
Car parking	
RAD9	On-site car parking is provided in accordance with Schedule 7 - Car parking.
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD10	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to: a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy — Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.
Works requirements	
Utilities	
RAD11	Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).
Access	
RAD12	Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with: a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design; b. where for a Council-controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.

RAD13	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD14	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.
Stormwater	
RAD15	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises in accordance with Planning scheme policy — Integrated design. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.
RAD16	Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development: a. is for an urban purpose that involves a land area of 2500m^2 or greater; and b. will result in: i. 6 or more dwellings; or ii. an impervious area greater than 25% of the net developable area. Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.
RAD17	Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated. Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.
RAD18	Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties. Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.
RAD19	Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:

Pipe Diameter	Minimum Easement Width (excluding access requirements)
Stormwater Pipe up to 825mm diameter	3.0m
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.

	Note – Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system. Note – Refer to Planning scheme policy – Integrated design (Appendix C) for easement requirements over open channels.
Site works and construction management	
RAD20	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD21	Development does not cause erosion or allow sediment to leave the site. Note – The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.
RAD22	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD23	Existing street trees are protected and not damaged during works. Note – Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.
RAD24	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD25	Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
RAD26	Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
RAD27	All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note – No parking of vehicles or storage of machinery or goods is to occur in these areas during development works
RAD28	Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - No burning of cleared vegetation is permitted. Note - The chipped vegetation must be stored in an approved location.
RAD29	All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays.
Earthworks	

RAD30	The total of all cut and fill on-site does not exceed 900mm in height. **Figure - Cut and Fill**  Note - This is site earthworks not building work.
RAD31	Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following: a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD32	All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
RAD33	Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters. Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.
RAD34	All fill and excavation is contained on-site and is free draining.
RAD35	Earthworks undertaken on the development site are shaped in a manner which does not: a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD36	All fill placed on-site is: a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).
RAD37	The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures
RAD38	No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.

	Note - Public sector entity is defined in Schedule 2 of the Act.
RAD39	Filling or excavation that would result in any of the following is not carried out on site: a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.
Fire services Note - The provisions under this heading only apply if: a. the development is for, or incorporates: i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or iii. material change of use for a Tourist park with accommodation in the form of caravans or tents; or iv. material change of use for outdoor sales, outdoor processing or outdoor storage where involving combustible materials. AND b. none of the following exceptions apply: i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site. Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) — Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.	
RAD40	External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) — Fire Hydrant Installations*. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005): a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales, outdoor processing and outdoor storage facilities; and

	d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
RAD41	A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
RAD42	On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) — Routine service of fire protection systems and equipment*.
RAD43	For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
RAD44	For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific requirements	
Dwelling house - Secondary dwelling	
RAD45	The siting and design of dwellings ensures that the secondary dwelling is: a. not located in front of the primary dwelling; b. annexed to (adjoining, below or above) or located within 50.0m of the primary dwelling (excluding domestic outbuildings); c. accessed from the existing driveway giving access to the dwelling house: Note - The requirements to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding the domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.
RAD46	No more than 1 secondary dwelling is located on an allotment.
RAD47	The GFA of the secondary dwelling does not exceed 100m^2 GFA.

Dwelling house - Domestic outbuildings	
RAD48	Domestic outbuildings: a. have a total combined maximum roofed area as outlined in the table below:

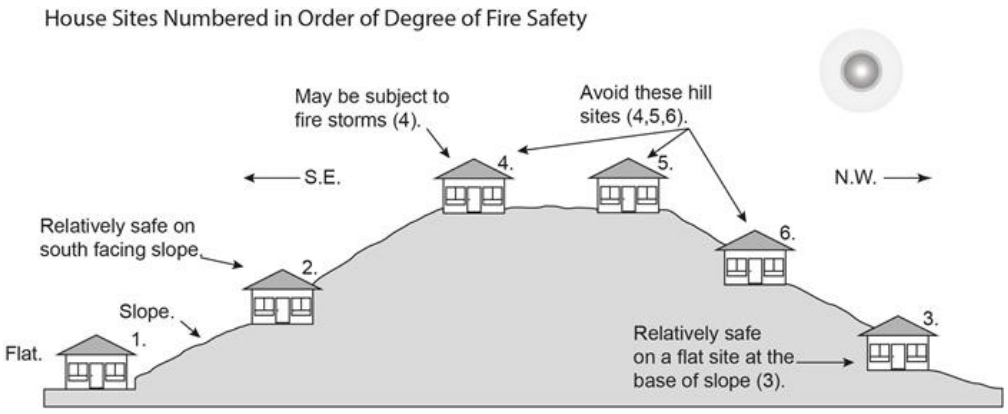
Size of lot	**Max. Roofed Area**
Less than 600m^2	50m^2
600m^2 - 1000m^2	70m^2
Greater than 1000m^2 — 2000m^2	80m^2
Greater than 2000m^2	150m^2

b. have a maximum building height of 4m and a mean height not exceeding 3.5m;
c. are located behind the main building line and not within primary or secondary frontage or trafficable water body setbacks.

Note - For c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.

Home based business	
RAD49	Home based business(s) are fully contained within a dwelling or on-site structure, except for a home based child care facility.
RAD50	The maximum total use area is 100m^2.
RAD51	Up to 2 additional non-residents, either employees or customers, are permitted on the site at any one time, except where involving the use of heavy vehicles, where no employees are permitted. Note - This provision does not apply to Bed and Breakfast or farmstay business.
RAD52	Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday or Anzac Day, except for: a. bed and breakfast or farmstay business which may operate on a 24 hour basis; b. office or administrative activities that do not generate non-residents visiting the site, such as book keeping and computer work.
RAD53	The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows: a. 1 heavy vehicle; b. 1 trailer; c. Up to 3 motor vehicles. Note - The car parking provision associated with the dwelling house is in addition to this requirement. Note - The number of motor vehicles stated is in addition to motor vehicles associated with a dwelling house:
RAD54	Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), fence(s) or a combination at least 1.8m in height along the length of those areas. Note - Planting for screening is to have a minimum depth of 3m.
RAD55	Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.
RAD56	The use does not involve vehicle servicing or major repairs, including spray painting or panel beating.

	Note - Vehicle servicing excludes general maintenance of a vehicle such as, but not limited to, changing engine fluids, filters and parts such as batteries and plugs.
RAD57	The use is not an environmentally relevant activity (ERA) as defined in the *Environmental Protection Regulation 2008.*
RAD58	Only goods grown, produced or manufactured on-site are sold from the site.
RAD59	Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from boundary of the site.
RAD60	For bed and breakfast and farmstays: a. overnight accommodation is provided in the dwelling house of the accommodation operator. b. maximum 4 bedrooms are provided for a maximum of 10 guests. c. meals are served to paying guests only. d. rooms do not contain food preparation facilities. Note - RAD36 - RAD46 above do not apply to home based business
Roadside stalls	
RAD61	No more than one roadside stall per property.
RAD62	Goods offered for sale are only goods grown, produced or manufactured on the site.
RAD63	The maximum area associated with a roadside stall, including any larger separate items displayed for sale, does not exceed 20m^2.
RAD64	Car parking for 2 vehicles is provided off the road carriage and located on the property.
RAD65	The roadside stall is located no closer than 100m from an intersection.
Sales office	
RAD66	A sales office is located on the site for no longer than 2 years.
Telecommunications facility Editor's note - In accordance with the Federal legislation Telecommunications facilities must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
RAD67	A minimum area of 45m^2 is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
RAD68	The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
RAD69	Equipment shelters and associated structures are located: a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
RAD70	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.

RAD71	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD72	A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.
RAD73	All equipment comprising the telecommunications facility which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints requirements Note - The relevant values and constraints requirements do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply) Note - For the purposes of section 12 of the Building Regulation 2006, land identified as very high potential bushfire intensity, high potential bushfire intensity, medium potential bushfire intensity or potential impact buffer on the Bushfire hazard overlay map is the 'designated bushfire hazard area'. AS 3959-2009 Construction of buildings in bushfire hazard areas applies within these areas.	
RAD74	a. Building and structures are: i. not located on a ridgeline ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard) b. Dwellings are located on east to south facing slopes.  (1 being the safest , 6 being the most hazardous.) From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.
RAD75	Buildings and structures have contained within the site:

	a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959.
RAD76	The length of driveway: a. to a public road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
RAD77	a. A reticulated water supply is provided by a distributer retailer for the area or, where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is provided and located within 10m of buildings and structures. b. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access to within 3m of that water storage source is provided. c. Where a tank is the nominated on-site fire fighting water storage source, it includes: i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 20mm (minimum) to accommodate suction lines.
RAD78	Development does not involve the manufacture or storage of hazardous chemicals.

Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)

Note - The following are excluded from the native clearing provisions of this planning scheme:

a. Clearing of native vegetation located within an approved development footprint;
b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;

g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
h. Grazing of native pasture by stock;
i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

Note - Definition for native vegetation is located in Schedule 1 Definitions.

Note - Native vegetation subject to this requirements primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.

Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.

Editors' Note - When clearing native vegetation within a MSES area, you may still require approval from the State government.

RAD79	Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house and all associated facilities* or an extension to an existing dwelling house only, and comprises an area no greater than 1500m^2. Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas. Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements. Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include: i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy — Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy — Environmental areas.
RAD80	No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer. This does not apply to the following: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;

	e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD81	The following uses are not located within the 100m wide transport route buffer: a. Caretaker's accommodation, except where located in the Extractive industry zone; b. Community residence; c. Dual occupancy; d. Dwelling house; e. Dwelling unit; f. Hospital; g. Rooming accommodation; h. Multiple dwelling; i. Non-resident workforce accommodation; j. Relocatable home park; k. Residential care facility; l. Resort complex; m. Retirement facility; n. Rural workers' accommodation; o. Short-term accommodation; p. Tourist park.
RAD82	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD83	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply) Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
RAD84	Development is for the preservation, maintenance, repair and restoration of the site, object or building. This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character. Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
RAD85	A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy — Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any

	preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan. This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.
RAD86	Development does not result in the removal of or damage to any significant tree identified on Overlay map — Heritage and landscape character and listed in Appendix 2 of Planning scheme policy — Heritage and landscape character.
RAD87	The following development does not occur within 20m of the base of any significant tree, identified on Overlay map — Heritage and landscape character and listed in Appendix 2 of Planning scheme policy — Heritage and landscape character: a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface prior to work commencing.
RAD88	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD89	Development does not: a. involve earthworks exceeding 50m^3; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
RAD90	Buildings, excluding domestic outbuildings: a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
RAD91	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD92	Development for a material change of use or building work does not involve the construction of a building or structure in an Overland flow path area.
RAD93	Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy — Flood hazard, Coastal hazard and Overland flow
RAD94	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD95	Development for a material change of use or building work that involves a hazardous chemical ensures the hazardous chemicals is not located within an overland flow path area.

RAD96	Development for a material change of use or building work for a Park ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply) Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps — Riparian and wetland setbacks.	
RAD97	No development is to occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps — Riparian and wetland setbacks. Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations. Note - The minimum setback distance applies to the each side of waterway.

Part B — Criteria for assessable development - Interim precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part B, Table 6.2.3.1.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.3.1.2 Assessable development - Interim precinct

Performance outcomes	**Examples that achieve aspects of the Performance Outcomes**
General criteria	
Interim uses	
PO1 Interim uses: a. do not fragment or alienate the land or result in the loss of land for future urban purposes; b. result in minimal investment; c. do not prejudice or delay the use of the land for urban purposes.	No example provided.
PO2 Interim uses: a. are adequately serviced with necessary infrastructure to meet on-site needs and requirements; b. are of a size and scale that maintains the low density, low intensity and open area landscape character anticipated in the interim precinct; c. are designed, located and operated in a manner that avoids nuisance impacts on adjoining properties; d. requires minimal filling or excavation. Where this occurs, visual impacts are reduced through screening; e. are not visually dominant from the streetscape or adjoining properties; f. utilise materials, finishes and colours that are consistent with existing semi-rural environment.	No example provided.
Site density	
PO3 Development does not result in residential density exceeding more than one dwelling house per lot.	No example provided
Building height	
PO4 The height of buildings and structures:	**E4** Unless otherwise specified in this code, the height of all buildings and structures does not exceed 5m.

a. is consistent with the existing low rise, open area and low density character and amenity of the Interim precinct; b. does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises.	
Setbacks	
PO5 Buildings and structures are setback to: a. be consistent with the semi-rural character of the area; b. result in development not being visually dominant or overbearing with respect on adjoining properties; c. maintain the privacy of adjoining.	**E5** Unless specified elsewhere in the zone code, the minimum setback from a boundary is as follows: a. Front boundary — 6m; b. Side boundary — 4.5m; c. Rear boundary — 4.5m. Note - This provision does not apply where a development footprint exists for a lot.
PO6 Non-residential uses are setback to ensures: a. chemical spray, fumes, odour, dust are contained on-site; b. unreasonable nuisance or annoyance resulting from, but not limited to; noise, storage of materials and rubbish does not adversely impact upon land users adjacent to, or within the general vicinity; and c. buildings and other structures are consistent with the open area, low density, low built form character and amenity associated with the interim precinct.	**E6** The following uses and associated buildings are setback from all property boundaries as follows: a. Animal husbandry (buildings only) - 10m; b. Cropping (buildings only) - 10m; c. Animal keeping, excluding catteries and kennels - 20m; d. Cropping (buildings only) - 10m; e. Intensive horticulture - 10m; f. Rural Industry - 20m; g. Wholesale nursery - 10m; h. Veterinary services - 10m.
Development footprint	
PO7 Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within that development footprint.	No example provided.
Amenity	
PO8 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, light, chemicals and other environmental nuisances	No example provided.
Hazardous Chemicals Note - To assist in demonstrating compliance with the following performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'. Note - Terms used in this section are defined in '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'.	
PO9 Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate	**E9.1** Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous

with the sensitivity of the surrounding land use zones.	dose at the boundary of land zoned for vulnerable or sensitive land uses as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E9.1 a. or b. cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10-6/year.
	E9.2 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E9.2 a. or b. cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10-6/year.
	E9.3 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 14kPa overpressure; ii. 12.6kW/m2 heat radiation.

	If criteria E9.3 a. or b. cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year.
PO10 Buildings and package stores containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.	**E10** Buildings and package stores containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.
PO11 Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including fire fighting media.	**E11** Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.
PO12 Storage and handling areas, including manufacturing areas, containing hazardous chemicals in quantities greater than 2,500L or kg within a Local Government "flood hazard area" are located and designed in a manner to minimize the likelihood of inundation of flood waters from creeks, rivers, lakes or estuaries.	**E12.1** The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.
	E12.2 The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Waste treatment	
PO13 Stormwater generated on-site is treated and disposed of in an acceptable manner to mitigate any impacts on soil, surface water or ground water quality. Development resulting in the degradation of soil, surface water or ground water quality is avoided.	**E13** All concentrated animal use areas (e.g. Sheds, pens, holding yards, stables, kennels and other animal enclosures) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.
Car parking	
PO14 Traffic generation, vehicle movement and on-site car parking associated with an activity: a. provides safe, convenient and accessible access for vehicles and pedestrians; b. provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand;	**E14** On-site car parking is provided in accordance with Schedule 7 - Car parking.

c. is appropriate to the road classification and carrying capacity of the local network and able to meet the additional demands generated by the development; and d. does not result adverse impacts on the efficient and safe functioning of the road network. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	
Noise	
PO15 Noise generating uses do not adversely affect existing or potential noise sensitive uses. Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.	No example provided.
PO16 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy — Integrated design for details and examples of noise attenuation structures.	**E16.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy — Noise. **E16.2** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. Note – Refer to Planning scheme policy — Integrated design for details and examples of noise attenuation structures. Note – Refer to Overlay map — Active transport for future active transport routes.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO17	No example provided.

a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	
Works criteria	
Utilities	
PO18 All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in a manner that: a. is effective in delivery of service and meets reasonable community expectations; b. has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions; c. ensures a logical, sequential, efficient and integrated roll out of the service network; d. is conveniently accessible in the event of maintenance or repair; e. minimises whole of life cycle costs for that infrastructure; f. minimises risk of potential adverse impacts on the natural and built environment; g. minimises risk of potential adverse impact on amenity and character values; h. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.	**E18** Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).
Access	
PO19 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No example provided.
PO20	**E20.1**

The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E20.2 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E20.3 The development layout allows forward vehicular access to and from the site.
PO21 Safe access is provided for all vehicles required to access the site.	**E21.1** Site access and driveways are designed, located and constructed in accordance with: a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design; b. where for a Council-controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	E21.2 Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with: a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; c. Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.
	E21.3 Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.
	E21.4 Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.

PO22 Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	**E22** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.
Street design and layout	
PO23 Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions: a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement (where relevant). Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	No example provided.
PO24 The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development. Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs: • Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic;	**E24.1** New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.

• Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m^2 Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • Warehouses and Industry greater than 6,000m^2 GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	**E24.2** Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable. **E24.3** The active transport network is extended in accordance with Planning scheme policy - Integrated design.
PO25 New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users. Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.	**E25** New intersection spacing (centreline — centreline) along a through road conforms with the following: a. Where the through road provides an access or collector function: i. intersecting road located on same side = 100 metres; ii. intersecting road located on opposite side = 50 metres. b. Where the through road provides a sub-arterial function: i. intersecting road located on same side = 300 metres; ii. intersecting road located on opposite side = 150 metres. c. When the through road provides an arterial function: i. intersecting road located on the same side = 500 metres; ii. intersecting road located on opposite side = 250 metres.

	d. Walkable block perimeter does not exceed 1500 metres. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (i.e. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.
PO26 All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m. Note - Frontage roads include streets where no direct lot access is provided. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport. Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	**E26** Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following: **Situation** / **Minimum construction** Frontage road unconstructed or gravel road only; OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard. Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is: • 6m for minor roads; • 7m for major roads. Note – Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads. Note – Construction includes all associated works (services, street lighting and linemarking).

	Note – Alignment within road reserves is to be agreed with Council. Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy – Integrated design and Planning scheme policy – Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy – Integrated design and Planning scheme policy – Operational works inspection, maintenance and bonding procedures.
Stormwater	
PO27 Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.	**E27.1** The capacity of all minor drainage systems are designed in accordance with Planning scheme policy – Integrated design.
	E27.2 Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.
	E27.3 Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.
PO28 Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.	**E28.1** The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.
	E28.2 The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.
	E28.3 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through the development footprint.
	E28.4 The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel. Note – Refer to QUDM for recommended average flow velocities.
PO29	**E29**

Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.	The stormwater drainage system is designed and constructed in accordance with Planning scheme policy – Integrated design.
PO30 Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises. Note – Refer to Planning scheme policy – Integrated design for details. Note – A downstream drainage discharge report in accordance with Planning scheme policy – Stormwater management may be required to demonstrate achievement of this performance outcome. Note – A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.	No example provided.
PO31 Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note – A downstream drainage discharge report in accordance with Planning scheme policy – Stormwater management may be required to demonstrate achievement of this performance outcome.	No example provided.
PO32 Where development: a. is for an urban purpose that involves a land area of 2500m^2 or greater; and b. will result in: i. 6 or more dwellings; or ii. an impervious area greater than 25% of the net developable area, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.	No example provided.

<table>
<tr><td>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</td><td></td></tr>
<tr><td>PO33
Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.

Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council’s stormwater drainage system.</td><td>E33
Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:
<table>
<tr><th>Pipe Diameter</th><th>Minimum easement width (excluding access requirements)</th></tr>
<tr><td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr>
<tr><td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr>
<tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr>
</table>
Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.

Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</td></tr>
<tr><td>PO34
Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</td><td>No example provided.</td></tr>
<tr><td>PO35
Council is provided with accurate representations of the completed stormwater management works within residential developments.</td><td>E35
“As Built” drawings and specifications of the stormwater management devices certified by an RPEQ is provided.

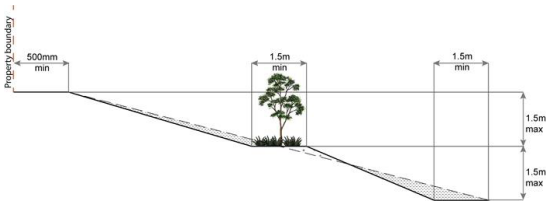
Note - Documentation is to include:
a. photographic evidence and inspection date of the installation of approved underdrainage;
b. copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan;
c. date of the final inspection.</td></tr>
<tr><td colspan="2">Site works and construction management</td></tr>
</table>

PO36 The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
PO37 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	**E37.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: e. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; f. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind; g. stormwater discharge rates do not exceed pre-existing conditions; h. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; i. ponding or concentration of stormwater does not occur on adjoining properties.
	E37.2 Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E37.3 The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.
	E37.4 Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.
PO38 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E38** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.

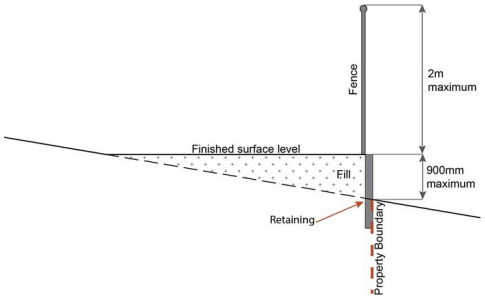
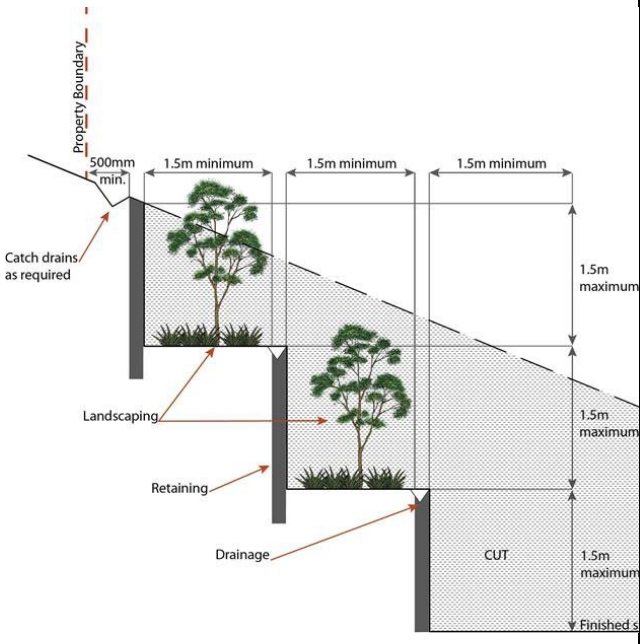
PO39 All development works including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and: a. the aggregate volume of imported or exported material is greater than 1000m^3; or b. the aggregate volume of imported or exported material is greater than 200m^3 per day; or c. the proposed haulage route involves a vulnerable land use or shopping centre. Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.	**E39.1** Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
	E39.2 All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads.
	E39.3 Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
	E39.4 Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes. Note - The road hierarchy is mapped on Overlay map - Road hierarchy. Note - A dilapidation report may be required to demonstrate compliance with this E.
	E39.5 Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works. Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.
	E39.6 Access to the development site is obtained via an existing lawful access point.
PO40 All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.	**E40** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres;

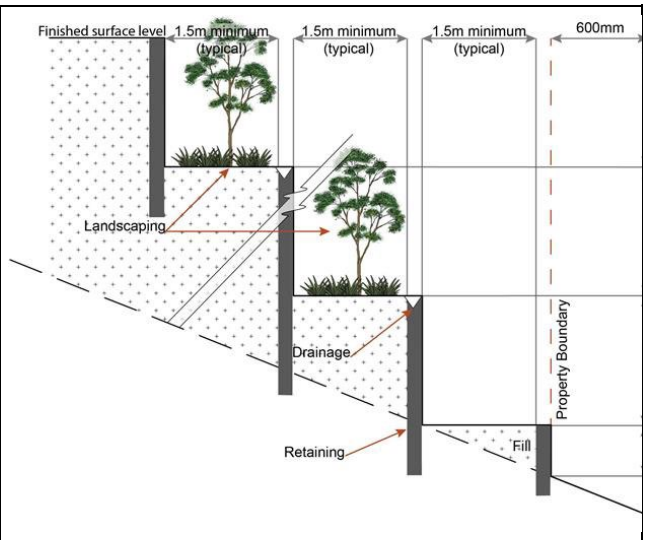
Note - Refer to Planning scheme policy - Integrated design for details.	b. stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. Note - These areas are to be maintained during any maintenance period to maximise grass coverage.
PO41 Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas. Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).	**E41** Soil disturbances are staged into manageable areas of not greater than 3.5 ha.
PO42 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**E42.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works. **E42.2** Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - The chipped vegetation must be stored in an approved location.
PO43 All development works are carried out at times which minimise noise impacts to residents.	**E43** All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays. Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.
PO44 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other	No example provided.

person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	
Earthworks	
PO45 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).	**E45.1** All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
	E45.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.
	E45.3 Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.
	E45.4 All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.
	E45.5 All filling or excavation is contained on-site and is free draining.
	E45.6 All fill placed on-site is: a. limited to that area necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).
	E45.7 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

PO46 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E46** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO47 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act.	**E47.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act.
	E47.2 Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.
PO48 Filling or excavation does not cause any adverse impacts on utility services or on-site effluent disposal areas.	**E48.1** The area subject to filling or excavation does not contain any utility services.
	E48.2 The distance between the top water level of a private dam and the irrigation area of a household sewage treatment plant (secondary treatment) is 30.0 metres.
	E48.3 The distance between the top water level of a private dam and the irrigation area of a septic trench (primary treatment) is 50.0 metres.

	Note - Refer to the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2017 where contained within water resource area and water supply buffer area.
PO49 Filling or excavation does not result in land instability. Note - Steep slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No example provided.
PO50 Filling or excavation does not result in: a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. any clearing of native vegetation. Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	No example provided.
PO51 Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.	**E51** Filling and excavation undertaken on the development site are shaped in a manner which does not: a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.

PO52 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents. Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.	**E52** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**  c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below. **Figure - Cut**  **Figure - Fill**

Fire Services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:
   i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
   ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
   iii. material change of use for a Tourist park with accommodation in the form of caravans or tents; or
   iv. material change of use for outdoor sales, outdoor processing or outdoor storage where involving combustible materials.

AND

b. none of the following exceptions apply:
   i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
   ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.

Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) — Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.

PO53 Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another; e. considers the fire hazard inherent in the surrounds to the development site;	**E53.1** External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) — Fire Hydrant Installations*. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable: a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;

f. is maintained in effective operating order. Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.	b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales, outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
	E53.2 A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	E53.3 On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) — Routine service of fire protection systems and equipment*.
PO54 On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.	**E54** For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.

	Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO55 Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.	**E55** For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific criteria	
Dwelling house - Secondary dwelling	
PO56 Secondary dwellings: a. are subordinate and ancillary to the primary dwelling in size and function; b. are not larger than 100m^2 GFA; c. have the appearance, bulk and scale of a single dwelling from the street; d. maintain sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the dwelling house on-site.	**E56.1** The siting and design of dwellings ensures that the secondary dwelling is: a. not located in front of the primary dwelling; b. annexed to (adjoining, below or above) or located within 50m of the primary dwelling (excluding domestic outbuildings); c. accessed from the existing driveway giving access to the dwelling house: Note - The requirements to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding the domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.
	E56.2 No more than 1 secondary dwelling is located on an allotment.
	E56.3 The GFA of the secondary dwelling does not exceed 100m^2.
Dwelling house - Domestic outbuildings	
PO57 Domestic outbuildings and car ports are: a. of a height that does not negatively impact the visual amenity of adjoining properties; b. located on-site to not dominate the streetscape.	**E57** Domestic outbuildings: a. have a total combined maximum roofed area as outlined in the table below: **Size of lot** | **Max. Roofed Area**

	Less than 600m^2	50m^2
	600m^2 - 1000m^2	70m^2
	>1000m^2 — 2000m^2	80m^2
	Greater than 2000m^2	150m^2
	b. have a maximum building height of 4m and a mean height not exceeding 3.5m; c. are located behind the main building line and not within primary or secondary frontage or trafficable water body setbacks. Note - For c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.	
Home based business		
PO58 The Home based business(s): a. is subordinate in size and function to the primary use on the site being a permanent residence; b. are of a scale and intensity that does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings; c. store no more heavy vehicles, trailer and motor vehicles on-site than follows: i. 1 heavy vehicle; ii. 1 trailer; iii. Up to 3 motor vehicles. d. results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding low density, low built form and open area character and amenity anticipated in the Interim precinct; e. are suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised; f. sufficiently separated from adjoining properties so development does not result in adverse visual, noise, or nuisance impacts on adjoining residents.	**E58.1** The maximum total use area is 100m^2.	
	E58.2 The home based business(s), including any storage, are fully enclosed within a dwelling or on-site structure.	
	E58.3 Up to 2 additional non-resident, either employees or customers, are permitted on the site at any one time, except where involving the use of heavy vehicles, where no employees are permitted. Note - This provision does not apply to Bed and Breakfast or farmstay business.	
	E58.4 The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows: a. 1 heavy vehicle; b. 1 trailer; c. Up to 3 motor vehicles. Note - The car parking provision associated with the dwelling house is in addition to this requirement. Note - The number of motor vehicles stated is in addition to motor vehicles associated with a dwelling house:	
	E58.5 Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), fence(s) or a combination at least 1.8m in height along the length of those areas. Note - Planting for screening is to have a minimum depth of 3m.	
	E58.6	

	Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.
PO59 The hours of operation for home based business(s) are managed so that the activity does not adversely impact on the low intensity character and amenity anticipated in the Interim precinct.	**E59** Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday or Anzac Day, except for: a. bed and breakfast or farm stay business which may operate on a 24 hour basis; b. office or administrative activities that do not generate non-residents visiting the site such as book keeping and computer work; c. starting and warming up of heavy vehicles, which can commence at 7.00am.
PO60 The Home based business(s) does not result in: a. an adverse visual, odour, particle drift or noise nuisance impact on the residents in adjoining or nearby dwellings; b. an adverse impact upon the low intensity and open area character and amenity anticipated in the locality; c. the establishment of vehicle servicing or major repairs, spray painting, panel beating or any environmentally relevant activity (ERA).	**E60.1** The use does not involve heavy vehicle servicing or major repairs, including spray painting or panel. **E60.2** Home based business(s) do not comprise an environmentally relevant activity (ERA) as defined in the *Environmental Protection Regulation 2008.* **E60.3** Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke. Note - Nuisance is defined in the Environmental Protection Act 1994.
PO61 On-site display and sales of goods is limited to the activities being undertaken from the site and does not result in: a. the display and sale of goods being viewed from outside of the site; b. overall development on the site having a predominantly commercial appearance.	**E61.1** Only goods grown, produced or manufactured on-site are sold from the site. **E61.2** Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from the boundary of the site.
PO62 Bed and breakfast and farmstays are of a size and scale that: a. are consistent with the low intensity, open area character and amenity of the rural residential area; b. ensures acceptable levels of privacy and amenity for the residents in adjoining or nearby dwellings.	**E62** For bed and breakfast and farmstays- a. short-term accommodation is provided in the dwelling house of the accommodation operator; b. maximum 4 bedrooms are provided for a maximum of 10 guests; c. meals are served to paying guests only; d. rooms do not contain food preparation facilities.
Major electricity infrastructure, Substation and Utility installation	
PO63 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction;	**E63.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:

b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **E63.2** A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.
PO64 Infrastructure does not have an impact on pedestrian health and safety.	**E64** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO65 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**E65** All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.
Roadside stall	
PO66 A roadside stall: a. comprises only one roadside stall per property; b. only offers goods grown, produced or manufactured on the site; c. is of a size and in a location that will not result in nuisance, or have a significant adverse impact on the amenity, for residents on adjoining and surrounding properties; d. is designed and located to ensure safe and accessible access, egress and on-site parking and not negatively impact the road network.	**E66.1** For a roadside stall: a. no more than one roadside stall per property; b. goods offered for sale are only goods grown, produced or manufactured on the site; c. the maximum area associated with a roadside stall, including any larger separate items displayed for sale, does not exceed 20m^2. **E66.2** Roadside stall: a. provide car parking for 2 vehicles off the road carriage and located on the property; b. is located no closer than 100m from an intersection. Note - Refer to Overlay map - Road hierarchy for road classification.
Rural industry	
PO67 Rural industry: a. adopt construction materials and use of colour for buildings and structures are visually	No example provided.

compatible with the rural residential character and amenity; b. is of a size, scale and design that is not visually dominant, overbearing and inconsistent with the low intensity built form and open area character and amenity of the rural residential environment.	
Sales office	
PO68 Sales office remain temporary in duration and retain a physical connection to land or building being displayed or sold.	**E68** Development is carried out for no longer than 2 years.
Telecommunications facility Editor's note - In accordance with the Federal legislation Telecommunications facilities must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
PO69 Telecommunications facilities are co-located with existing telecommunications facilities, Utility installation, Major electricity infrastructure or Substation if there is already a facility in the same coverage area.	**E69.1** New telecommunication facilities are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.
	E69.2 If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site.
PO70 A new Telecommunications facility is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.	**E70** A minimum area of 45m^2 is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO71 Telecommunications facilities do not conflict with lawful existing land uses both on and adjoining the site.	**E71** The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
PO72 The Telecommunications facility does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape;	**E72.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.
	E72.2 In all other areas towers do not exceed 35m in height.
	E72.3 Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape;

g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	b. reduce glare and reflectivity.
	E72.4 All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site.
	E72.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	E72.6 A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
PO73 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**E73** An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.
PO74 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting.	**E74** All equipment comprising the Telecommunications facility which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Wholesale nursery	
PO75 Buildings and activities associated with a wholesale nursery: a. ensures the propagation of plants, whether or not in the open, occur without loss of amenity to adjacent properties; b. do not result in any form of environmental degradation, including, but not limited to, soil degradation, pollution of natural water courses and introduction of exotic plant species into the natural on-site or adjoining flora; c. are landscaped, fenced and screened in a manner to reduce the visual appear of	No example provided.

buildings, structures, storage and parking areas; d. have vehicle access from a road classified as a arterial or sub-arterial. Note - Refer to Overlay map - Road hierarchy for road classification.	
Veterinary services	
PO76 Buildings and activities associated with veterinary services: a. are for veterinary care, surgery and treatment of animals only; b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; c. have vehicle access from a road classified as a arterial or sub-arterial. Note - Refer to Overlay map - Road hierarchy for road classification.	No example provided.
Winery	
PO77 Buildings and activities associated with winery: a. are for a winery and ancillary activities only. Uses not affiliated with winery activities, or the sale of products produced or manufactured on-site, are avoided; b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; and c. have vehicle access from a road classified as a arterial or sub-arterial. Note - Refer to Overlay map - Road hierarchy for road classification.	No example provided.
Values and constraints criteria Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcomes, a bushfire management plan is prepared by a suitably qualified person. Guidance for the preparation of a bushfire management plan is provided in Planning scheme policy — Bushfire prone areas. Note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.	
PO78	**E78.1**

Development: a. minimises the number of buildings and people working and living on a site exposed to bushfire risk; b. ensures the protection of life during the passage of a fire front; c. is located and designed to increase the chance of survival of buildings and structures during a bushfire; d. minimises bushfire risk from build up of fuels around buildings and structures; e. ensure safe and effective access for emergency services during a bushfire.	Buildings and structures are: a. not located on a ridgeline; b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); c. dwellings are located on east to south facing slopes.
	E78.2 Buildings and structures have contained within the site: a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959
PO79 Development and associated driveways and access ways: a. avoid potential for entrapment during a bushfire; b. ensure safe and effective access for emergency services during a bushfire; c. enable safe evacuation for occupants of a site during a bushfire.	**E79** A length of driveway: a. to a road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
PO80 Development provides an adequate water supply for fire-fighting purposes.	**E80** a. a reticulated water supply is provided by a distributer retailer for the area or;

	b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. c. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access is provided to within 3m of that water storage source. d. Where a tank is the nominated on-site fire fighting water storage source, it includes: i. a hardstand area allowing medium rigid vehicles (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines.
PO81 Development: a. does not present unacceptable risk to people or environment due to the impact of bushfire on dangerous goods or combustible liquids; b. does not present danger or difficulty to emergency services for emergency response or evacuation. Editor's note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.	**E81** Development does not involve the manufacture or storage of hazardous chemicals.

Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)

Note — The following are excluded from the native vegetation clearing provisions of this planning scheme:

a. Clearing of native vegetation located within an approved development footprint;
b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
h. Grazing of native pasture by stock;
i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development

Note - Definition for native vegetation is located in Schedule 1 Definitions.

Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental

significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas. Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details. Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.	
Vegetation clearing, ecological value and connectivity	
PO82 Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that: a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. * Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.	No example provided.
PO83 Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by: a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy — Environmental areas.	No example provided.
Vegetation clearing and habitat protection	

PO84 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO85 Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	No example provided.
PO86 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No example provided.
Vegetation clearing and soil resource stability	
PO87 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	
PO88 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry and animal keeping activities.	No example provided.

PO89 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
PO90 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No example provided.
PO91 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	No example provided.
PO92 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO93 Where development results in the unavoidable loss of native vegetation within a Value Offset Area	No example provided.

MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.	
Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	
PO94 Development: a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes.	**E94** The following uses are not located within the 100m wide transport route buffer: a. Caretaker's accommodation, except where located in the Extractive industry zone; b. Community residence; c. Dual occupancy; d. Dwelling house; e. Dwelling unit; f. Hospital; g. Rooming accommodation; h. Multiple dwelling; i. Non-resident workforce accommodation; j. Relocatable home park; k. Residential care facility; l. Resort complex; m. Retirement facility; n. Rural workers' accommodation; o. Short-term accommodation; p. Tourist park.
PO95 Development: a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.	**E95.1** Development does not create a new vehicle access point onto an Extractive resources transport route. **E95.2** A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter. Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy — Heritage and landscape character. The Tree	

assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites. Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
PO96 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	**E96** Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value. Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.
PO97 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	No example provided.
PO98 Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.	No example provided.
PO99 Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.	**E99** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 — Pruning of Amenity Trees.

Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.	
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
PO100 Development within a Pumping station buffer is located, designed and constructed to: a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.	**E100** Development does not involve the construction of any buildings or structures within a Pumping station buffer.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy — Landslide hazard.	
PO101 Development: a. maintains the safety of people and property on a site and neighbouring sites from landslides; b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow if surface or groundwater e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape.	**E101** Development does not: a. involve earthworks exceeding 50m^3; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
PO102 Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by: a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse visual impact on the landscape character;	**E102** Buildings, excluding domestic outbuildings: a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.

d. Protect the amenity of adjoining properties.	
PO103 Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure: a. the long-term stability of the development site considering the full nature and end use of the development; b. site stability during all phases of construction and development; c. the development is not adversely affected by landslide activity originating on sloping land above the site; d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide.	**E103** Development does not involve the manufacture, handling or storage of hazardous chemicals.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO104 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	No example provided.
PO105 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy — Flood hazard, Coastal hazard and Overland flow.	No example provided.
PO106 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level;	No example provided.

b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	
PO107 Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises.	**E107** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
PO108 Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot.	**E108** Development which is not in a Rural zone that an overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot.
PO109 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy — Flood hazard, Coastal hazard and Overland flow	**E109.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area — Level III; b. Rural area — N/A; c. Industrial area — Level V; d. Commercial area — Level V. **E109.2** Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO110 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Additional criteria for development for a Park	

PO111 Development for a Park ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**E111** Development for a Park ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks	
PO112 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	**E112** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps — Riparian and wetland setbacks.

6.2.3.2 Transition precinct

6.2.3.2.1 Developable lots

6.2.3.2.1 Purpose - Transition precinct, developable lot

Editor's note -The outcomes in this section are generally the same as Interim precinct but for developable lots

1. For uses on developable lots the purpose of the Emerging Community Zone - transition precinct will be achieved through the following overall outcomes:
   a. For interim uses development only occurs on a developable lot that is not serviced by all local government networks including water and sewer.
   b. Development is to maintain a semi-rural character until such time as availability and provision of infrastructure is delivered and relevant site specific constraints are resolved.
   c. Interim uses are appropriate in this precinct where they:
      i. would be compatible with the existing semi-rural character and urban uses;
      ii. would not prejudice or delay the development of the site and adjoining areas;
      iii. are low intensity in nature and characterised by low investment in buildings and infrastructure relative to the value of the site.
   d. Residential activities consist of detached dwelling houses or caretaker's accommodation, predominantly on large lots.
   e. The character and scale of dwelling houses are compatible with the intended character for the precinct.
   f. Secondary dwellings associated with a principal dwelling, remaining subordinate and ancillary to the principal dwelling to retain the low density, low intensity, residential form of a dwelling house:
   g. Garages, car ports and domestic outbuildings remain subordinate and ancillary to the principal dwelling and are located and designed to reduce amenity impacts on the streetscape and adjoining properties.
   h. Dwelling houses are designed to add visual interest and contribute to an attractive streetscape and public realm.
   i. Dwelling houses are provided with infrastructure and services at a level suitable for the area as a transition precinct.
   j. Dwelling houses are responsive to the lot shape, dimensions and topographic features.
   k. Non-residential uses do not result in adverse or nuisance impacts on adjoining properties or the wider environment. Any adverse or nuisance impacts are contained and internalised to the site through location, design, operation and on-site management practices.
   l. General works associated with the development achieves the following:
      i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services is provided to new developments to meet the current and future needs of users of the site;
      ii. the development manages stormwater to:
         A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
         B. prevent stormwater contamination and the release of pollutants;
         C. maintain or improve the structure and condition of drainage lines and riparian areas;
         D. avoid off-site adverse impacts from stormwater.
      iii. the development does not result in unacceptable impacts on the capacity on the capacity and safety of the external road network;
      iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
      v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

m. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke
n. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
   i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
   iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
      A. the provision of replacement, restoration, rehabilitation planting and landscaping;
      B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
      C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
   v. protecting native species and protecting and enhancing species habitat;
   vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
   viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
   ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
   x. ensuring effective and efficient disaster management response and recovery capabilities;
   xi. where located in an overland flow path:

      a. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
      b. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
      c. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
      d. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

o. Development in the Transition precinct, on a developable lot includes one or more of the following:

• Animal husbandry • Animal keeping - if not for a cattery or kennel • Caretaker's accommodation • Cropping - if not forestry for wood production	• Dwelling House • Emergency services • Environment facility • Home based business • Intensive horticulture - if on a lot greater than 1ha	• Rural Industry - if on a lot greater than 1ha and having a GFA of 150m^2 or less • Sales office • Veterinary services • Wholesale nursery

	• Roadside stall	

p. Development in the Transition precinct, on a developable lot does not include any of the following:

• Adult store • Agricultural supplies store • Air services • Animal keeping - if for a cattery or kennel • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Cemetery • Community residence • Crematorium • Cropping - if forestry for wood production • Detention facility • Dual occupancy • Dwelling unit • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services	• High impact industry • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and recreation • Parking station • Permanent plantation	• Port services • Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural workers' accommodation • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Warehouse

q. Development not listed in the tables above may be considered on its merits and where it reflects and support the outcomes of the zone.

6.2.3.2.2.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part C, Table 6.2.3.2.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part C Table 6.2.3.2.1.1, the category of development changes to assessable development under the rules outlined in section 5.3.3.1, and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD1	PO1
RAD2	PO5
RAD3	PO7
RAD4	PO6
RAD5	PO8

RAD6	PO9, PO10
RAD7	PO11-PO14
RAD8	PO11-PO14
RAD9	PO15
RAD10	PO16
RAD11	PO19
RAD12	PO20
RAD13	PO29
RAD14	PO23
RAD15	PO23
RAD16	PO23
RAD17	PO33
RAD18	PO35
RAD19	PO32
RAD20	PO32
RAD21	PO36
RAD22	PO39
RAD23	PO40
RAD24	PO41
RAD25	PO40
RAD26	PO47
RAD27	PO42
RAD28	PO42
RAD29	PO45
RAD30	PO45
RAD31	PO46
RAD32	PO48-PO50, PO52, PO53, PO55
RAD33	PO52
RAD34	PO48
RAD35	PO48
RAD36	PO48
RAD37	PO54

RAD38	PO48
RAD39	PO48
RAD40	PO50
RAD41	PO50
RAD42	PO56
RAD43	PO56
RAD44	PO56
RAD45	PO57
RAD46	PO58
RAD47	PO59
RAD48	PO59
RAD49	PO59
RAD50	PO60
RAD51	PO61
RAD52	PO61
RAD53	PO61
RAD54	PO62
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RAD56	PO61
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RAD59	PO63
RAD60	PO64
RAD61	PO64
RAD62	PO65
RAD63	PO69
RAD64	PO69
RAD65	PO69
RAD66	PO69
RAD67	PO69
RAD68	PO71
RAD69	PO73

RAD70	PO74
RAD71	PO75
RAD72	PO75
RAD73	PO75
RAD74	PO75
RAD75	PO77
RAD76	PO81
RAD77	PO82
RAD78	PO82
RAD79	PO83
RAD80	PO84
RAD81	PO85
RAD82	PO86-PO97
RAD83	PO86-PO97
RAD84	PO98
RAD85	PO99
RAD86	PO99
RAD87	PO100
RAD88	PO100
RAD89	PO103
RAD90	PO103
RAD91	PO103
RAD92	PO104
RAD93	PO105
RAD94	PO106
RAD95	PO113
RAD96	PO107
RAD97	PO107
RAD98	PO109
RAD99	PO108
RAD100	PO108
RAD101	PO108

RAD102	PO107
RAD103	PO109
RAD104	PO109
RAD105	PO111, PO112
RAD106	PO115-PO117, PO119-PO121
RAD107	PO115-PO117, PO119-PO121
RAD108	PO115-PO117
RAD109	PO118
RAD110	PO122
RAD111	PO123

Part C - Requirements for accepted development - Transition precinct, developable lot

Table 6.2.3.2.1.1 Requirements for accepted development - Transition precinct, developable lot

Requirements for accepted development - For developable lots only	
General requirements	
Servicing	
RAD1	The site is a developable lot that is not serviced with all local government networks including water and sewer.
Building height	
RAD2	Unless otherwise specified in this code, the height of all buildings and structures does not exceed 5m.
Setbacks	
RAD3	Buildings and structures associated with the following uses are setback from all lot boundaries as follows: a. Animal husbandry (buildings only) - 10m; b. Cropping (buildings only) - 10m; c. Animal keeping, excluding catteries and kennels - 20m; d. Cropping (buildings only) - 10m; e. Intensive horticulture - 10m; f. Rural Industry - 20m; g. Wholesale nursery - 10m; h. Veterinary services - 10m.
RAD4	Unless specified elsewhere in the zone code, all other buildings and structures are setback: a. Road frontage - 6m minimum; b. Side and Rear - 4.5m minimum. Note - For a Dwelling house where located in a bushfire hazard area (see Overlay map - Bushfire hazard) a greater setback may be required. See values and constraints requirements Bushfire hazard. Note - This provision does not apply where a development footprint exists for a lot.
Development footprint	

RAD5	Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within that development footprint.
Lighting	
RAD6	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those between 10pm and 7am the following day.
Hazardous chemicals	
RAD7	All development that involves the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.1 Quantity thresholds for hazardous chemicals stored as accepted development subject to requirements complies with Table 9.0.3 Hazardous chemicals.
RAD8	Development does not involve the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.2 Hazardous chemicals assessable thresholds.
Waste treatment	
RAD9	All concentrated animal use areas (e.g. sheds, pens, holding yards, stables) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.
Car parking	
RAD10	On-site car parking is provided in accordance with Schedule 7 - Car parking.
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD11	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to: a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy — Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.

Works requirements	
Utilities	
RAD12	Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).
Access	
RAD13	The frontage road is fully constructed to Council's standards. Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - Frontage roads include streets where no direct lot access is provided.
RAD14	Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with: a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design; b. where for a Council-controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
RAD15	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD16	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.
Stormwater	
RAD17	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises in accordance with Planning scheme policy — Integrated design. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.
RAD18	Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development: a. is for an urban purpose that involves a land area of 2500m^2 or greater; and b. will result in: i. 6 or more dwellings; or ii. an impervious area greater than 25% of the net developable area.

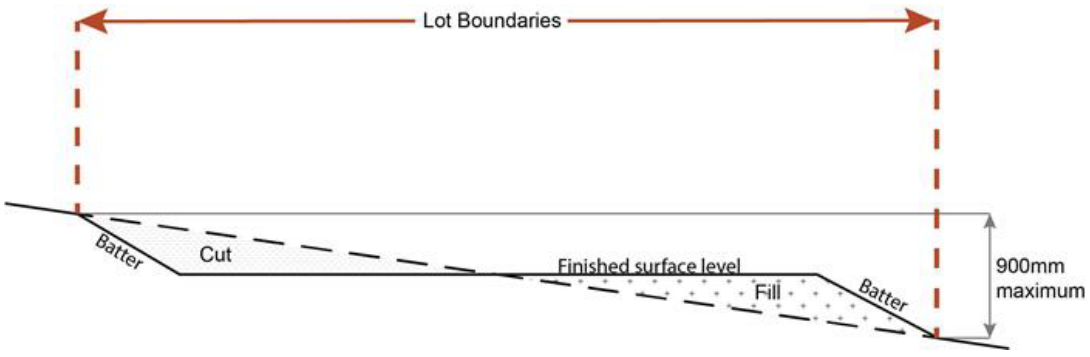
	Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.
RAD19	Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated. Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.
RAD20	Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties. Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.
RAD21	Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:

Pipe Diameter	Minimum Easement Width (excluding access requirements)
Stormwater Pipe up to 825mm diameter	3.0m
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.

Note – Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.

Note – Refer to Planning scheme policy – Integrated design (Appendix C) for easement requirements over open channels.

Site works and construction management	
RAD22	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD23	Development does not cause erosion or allow sediment to leave the site. Note – The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.
RAD24	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD25	Existing street trees are protected and not damaged during works. Note – Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.
RAD26	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.

RAD27	Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
RAD28	Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
RAD29	All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note – No parking of vehicles or storage of machinery or goods is to occur in these areas during development works
RAD30	Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - No burning of cleared vegetation is permitted. Note - The chipped vegetation must be stored in an approved location.
RAD31	All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays.
Earthworks	
RAD32	The total of all cut and fill on-site does not exceed 900mm in height. **Figure - Cut and Fill**  Note - This is site earthworks not building work.
RAD33	Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following: a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD34	All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
RAD35	Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.

	Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.
RAD36	All fill and excavation is contained on-site and is free draining.
RAD37	Earthworks undertaken on the development site are shaped in a manner which does not: a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD38	All fill placed on-site is: a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).
RAD39	The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures
RAD40	No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act.
RAD41	Filling or excavation that would result in any of the following is not carried out on site: a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.

Fire services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:
   i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
   ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
   iii. material change of use for a Tourist park with accommodation in the form of caravans or tents; or
   iv. material change of use for outdoor sales, outdoor processing or outdoor storage where involving combustible materials.

AND

b. none of the following exceptions apply:

	i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site. Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) — Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.
RAD42	External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) — Fire Hydrant Installations*. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005): a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
RAD43	A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
RAD44	On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) — Routine service of fire protection systems and equipment*.
RAD45	For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level;

	which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
RAD46	For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific requirements	
Dwelling house- Secondary dwelling	
RAD47	The siting and design of dwellings ensures that the secondary dwelling is: a. not located in front of the primary dwelling; b. annexed to (adjoining, below or above) or located within 50.0m of the primary dwelling (excluding domestic outbuildings). Note - The requirements to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding the domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.
RAD48	No more than 1 secondary dwelling is located on an allotment.
RAD49	The GFA of the secondary dwelling does not exceed 100m^2 GFA.
Dwelling house- Domestic outbuildings	
RAD50	Domestic outbuildings: a. have a total combined maximum roofed area as outlined below:

Size of lot	**Max. Roofed area**
Less than 600m^2	50m^2
600m^2 - 1000m^2	70m^2
Greater than 1000m^2 — 2000m^2	80m^2
Greater than 2000m^2	150m^2

Note - Building Work is excluded from the GFA calculations.

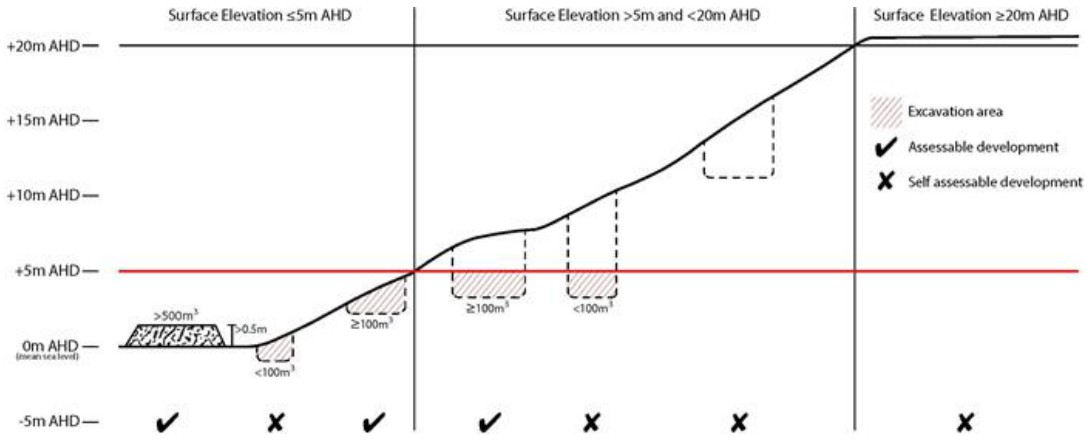
b. have a maximum building height of 4m and a mean height not exceeding 3.5m;
c. are located behind the main building line and not within primary or secondary frontage setbacks or trafficable water body setbacks.

Note - for c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.

Home based business	
RAD51	Home based business(s) are fully contained within a dwelling or on-site structure, except for a home based child care facility.
RAD52	The maximum total use area is 100m^2.
RAD53	Up to 2 additional non-resident, either employees or customers, are permitted on the site at any one time, except where involving the use of heavy vehicles, where no employees are permitted.

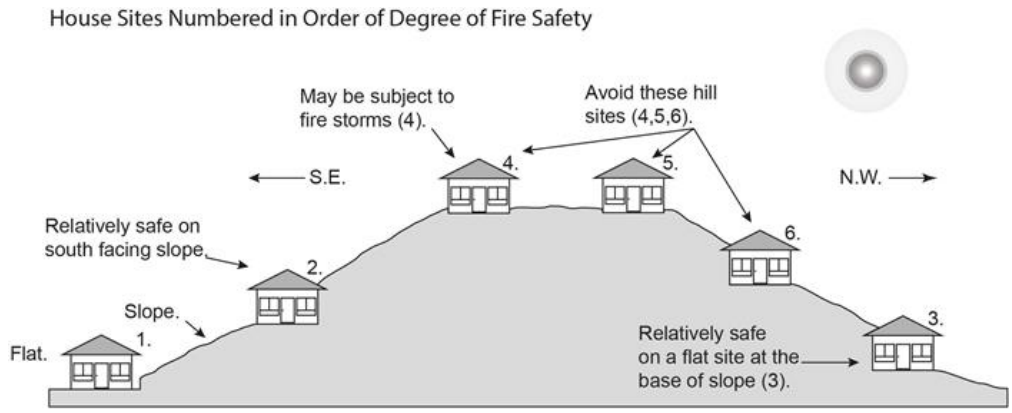
	Note - This provision does not apply to Bed and Breakfast or farmstay business.
RAD54	Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday or Anzac Day, except for: a. bed and breakfast or farmstay business which may operate on a 24 hour basis; b. office or administrative activities that do not generate non-residents visiting the site, such as book keeping and computer work.
RAD55	The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows: a. 1 heavy vehicle; b. 1 trailer; c. Up to 3 motor vehicles. Note - The car parking provision associated with the dwelling house is in addition to this requirement. Note - The number of motor vehicles stated is in addition to motor vehicles associated with a dwelling house:
RAD56	Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), fence(s) or a combination at least 1.8m in height along the length of those areas. Note - Planting for screening is to have a minimum depth of 3m.
RAD57	Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.
RAD58	The use does not involve vehicle servicing or major repairs, including spray painting or panel beating. Note - Vehicle servicing excludes general maintenance of a vehicle such as, but not limited to, changing engine fluids, filters and parts such as batteries and plugs.
RAD59	The use is not an environmentally relevant activity (ERA) as defined in the *Environmental Protection Regulation 2008.*
RAD60	Only goods grown, produced or manufactured on-site are sold from the site.
RAD61	Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from boundary of the site.
RAD62	For bed and breakfast and farmstays: a. overnight accommodation is provided in the dwelling house of the accommodation operator. b. maximum 4 bedrooms are provided for a maximum of 10 guests. c. meals are served to paying guests only. d. rooms do not contain food preparation facilities. Note - RAD51 - RAD61 above do not apply to home based business.
Roadside stalls	
RAD63	No more than one roadside stall per property.
RAD64	Goods offered for sale are only goods grown, produced or manufactured on the site.
RAD65	The maximum area associated with a roadside stall, including any larger separate items displayed for sale, does not exceed $20m^2$.
RAD66	Car parking for 2 vehicles is provided off the road carriage and located on the property.

RAD67	The roadside stall is located no closer than 100m from an intersection.
Sales office	
RAD68	A sales office is located on the site for no longer than 2 years.
Telecommunications facility Editor's note - In accordance with the Federal legislation Telecommunications facilities must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
RAD69	A minimum area of 45m^2 is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
RAD70	The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
RAD71	Equipment shelters and associated structures are located: a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
RAD72	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD73	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD74	A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.
RAD75	All equipment comprising the telecommunications facility which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints requirements Note - The relevant values and constraints requirements do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply) Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m^3 and 500m^3 respectively.	

RAD76	Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below 5m Australian Height Datum AHD, or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m AHD. 

Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)

Note - For the purposes of section 12 of the Building Regulation 2006, land identified as very high potential bushfire intensity, high potential bushfire intensity, medium potential bushfire intensity or potential impact buffer on the Bushfire hazard overlay map is the 'designated bushfire hazard area'. AS 3959-2009 Construction of buildings in bushfire hazard areas applies within these areas.

RAD77	a. Building and structures are: i. not located on a ridgeline ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard) b. Dwellings are located on east to south facing slopes.  (1 being the safest , 6 being the most hazardous.) From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.
RAD78	Buildings and structures have contained within the site:

	a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959.
RAD79	The length of driveway: a. to a public road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
RAD80	a. A reticulated water supply is provided by a distributer retailer for the area or, where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is provided and located within 10m of buildings and structures. b. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access to within 3m of that water storage source is provided. c. Where a tank is the nominated on-site fire fighting water storage source, it includes: i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 20mm (minimum) to accommodate suction lines.
RAD81	Development does not involve the manufacture or storage of hazardous chemicals.

Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)

Note - The following are excluded from the native clearing provisions of this planning scheme:

a. Clearing of native vegetation located within an approved development footprint;
b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;

g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. Note - Definition for native vegetation is located in Schedule 1 Definitions. Note - Native vegetation subject to this requirement primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas. Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details. Editors' Note - When clearing native vegetation within a MSES area, you may still require approval from the State government.	
RAD82	Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house and all associated facilities* or an extension to an existing dwelling house only, and comprises an area no greater than 1500m^2. Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas. Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements. Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include: i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy — Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy — Environmental areas.
RAD83	No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer. This does not apply to the following: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;

	e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD84	The following uses are not located within the 100m wide transport route buffer: a. Caretaker's accommodation, except where located in the Extractive industry zone; b. Community residence; c. Dual occupancy; d. Dwelling house; e. Dwelling unit; f. Hospital; g. Rooming accommodation; h. Multiple dwelling; i. Non-resident workforce accommodation; j. Relocatable home park; k. Residential care facility; l. Resort complex; m. Retirement facility; n. Rural workers' accommodation; o. Short-term accommodation; p. Tourist park.
RAD85	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD86	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply) Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
RAD87	Development is for the preservation, maintenance, repair and restoration of the site, object or building. This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character. Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
RAD88	A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy — Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any

	preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan. This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.
RAD89	Development does not result in the removal of or damage to any significant tree identified on Overlay map — Heritage and landscape character and listed in Appendix 2 of Planning scheme policy — Heritage and landscape character.
RAD90	The following development does not occur within 20m of the base of any significant tree, identified on Overlay map — Heritage and landscape character and listed in Appendix 2 of Planning scheme policy — Heritage and landscape character: a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface prior to work commencing.
RAD91	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD92	Development does not: a. involve earthworks exceeding $50m^3$; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
RAD93	Buildings, excluding domestic outbuildings: a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
RAD94	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD95	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
RAD96	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD97	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
RAD98	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.

RAD99	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD100	On-site sewerage facilities in a Water supply buffer for a dwelling house include: a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD101	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD102	Development involving Permanent plantation within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD103	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD104	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD105	All habitable rooms located within an Electricity supply substation buffer are: a. located a minimum of 10m from an electricity supply substation ; and b. acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD106	Development for a material change of use or building work does not involve the construction of a building or structure in an Overland flow path area.
RAD107	Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy — Flood hazard, Coastal hazard and Overland flow
RAD108	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD109	Development for a material change of use or building work that involves a hazardous chemical ensures the hazardous chemicals is not located within an overland flow path area.
RAD110	Development for a material change of use or building work for a Park ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	

Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps — Riparian and wetland setbacks.	
RAD111	No development is to occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps — Riparian and wetland setbacks. Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations. Note - The minimum setback distance applies to the each side of waterway.

Part D - Criteria for assessable development - Transition precinct, developable lot

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part D, Table 6.2.3.2.1.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.3.2.1.2 Assessable development - Transition precinct, developable lot

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Servicing	
PO1 The site is a developable lot that is not serviced with all local government networks including water and sewer.	No example provided.
Interim uses	
PO2 Interim uses: a. do not fragment or alienate the land or result in the loss of land for future urban purposes; b. result in minimal investment; c. do not prejudice or delay the use of the land for urban purposes.	No example provided.
PO3 Interim uses: a. are adequately serviced with necessary infrastructure to meet on-site needs and requirements; b. are of a size and scale that maintains the low density, low intensity and open area landscape character anticipated in the interim precinct;	No example provided.

c. are designed, located and operated in a manner that avoids nuisance impacts on adjoining properties; d. requires minimal filling or excavation. Where this occurs, visual impacts are reduced through screening; e. are not visually dominant from the streetscape or adjoining properties; f. utilise materials, finishes and colours that are consistent with existing semi-rural environment.	
Site density	
PO4 Development does not result in residential density exceeding more than one dwelling house per lot.	No example provided.
Building height	
PO5 The height of buildings and structures: a. is consistent with the existing low rise, open area and low density character and amenity of the Interim precinct; b. does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises.	**E5** Unless otherwise specified in this code, the height of all buildings and structures does not exceed 5m.
Setbacks	
PO6 Buildings and structures are setback to: a. be consistent with the semi-rural character of the area; b. result in development not being visually dominant or overbearing with respect on adjoining properties; c. maintain the privacy of adjoining.	**E6** Unless specified elsewhere in the zone code, the minimum setback from a boundary is as follows: a. Front boundary — 6m; b. Side boundary — 4.5m; c. Rear boundary — 4.5m. Note - This provision does not apply where a development footprint exists for a lot.
PO7 Non-residential uses are setback to ensure: a. chemical spray, fumes, odour, dust are contained on-site; b. unreasonable nuisance or annoyance resulting from, but not limited to; noise, storage of materials and rubbish does not adversely impact upon land users adjacent to, or within the general vicinity; and c. buildings and other structures are consistent with the open area, low density, low built form character and amenity associated with the interim precinct.	**E7** The following uses and associated buildings are setback from all property boundaries as follows: a. Animal husbandry (buildings only) - 10m; b. Cropping (buildings only) - 10m; c. Animal keeping, excluding catteries and kennels - 20m; d. Cropping (buildings only) - 10m; e. Intensive horticulture - 10m; f. Rural Industry - 20m; g. Wholesale nursery - 10m; h. Veterinary services - 10m.
Development footprint	
PO8 Where a development footprint has been identified as part of a development approval for reconfiguring	No example provided.

a lot, all development occurs within that development footprint .	
Amenity	
PO9 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.	No example provided.
PO10 Development is located, designed and operated to avoid nuisance impacts caused by glare and lighting on another property. Nuisance effects generated as a result of development are to be contained to the development site.	**E10** Illumination does not exceed the recommended maximum values of light technical parameters for the control of obtrusive light in Table 2.1 of the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.
Hazardous chemicals Note - To assist in demonstrating compliance with the following performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'.	
PO11 Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.	**E11.1** Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of land zoned for vulnerable or sensitive land uses as described below: Dangerous Dose ~~a.~~ For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. ~~b.~~ For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E11.1 a. or b. cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10-6/year.
	E11.2 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure.

	b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E11.2 a. or b. cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10-6/year.
	E11.3 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 14kPa overpressure; ii. 12.6kW/m2 heat radiation. If criteria E11.3 a. or b. cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year.
PO12 Buildings and package stores containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.	**E12** Buildings and package stores containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.
PO13 Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including fire fighting media.	**E13** Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.
PO14 Storage and handling areas, including manufacturing areas, containing hazardous chemicals in quantities greater than 2,500L or kg within a Local Government "flood hazard area" are located and designed in a manner to minimise the likelihood of inundation of flood waters from creeks, rivers, lakes or estuaries.	**E14.1** The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: a) bulk tanks are anchored so they cannot float if submerged or inundated by water; and b) tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.
	E14.2

	The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Waste Treatment	
PO15 Stormwater generated on-site is treated and disposed of in an acceptable manner to mitigate any impacts on soil, surface water or ground water quality. Development resulting in the degradation of soil, surface water or ground water quality is avoided.	**E15** All concentrated animal use areas (e.g. Sheds, pens, holding yards, stables, kennels and other animal enclosures) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.
Car parking	
PO16 Traffic generation, vehicle movement and on-site car parking associated with an activity: a. provides safe, convenient and accessible access for vehicles and pedestrians; b. provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand; c. is appropriate to the road classification and carrying capacity of the local network and able to meet the additional demands generated by the development; and d. does not result adverse impacts on the efficient and safe functioning of the road network. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	**E16** On-site car parking is provided in accordance with Schedule 7 - Car parking.
Noise	
PO17 Noise generating uses do not adversely affect existing or potential noise sensitive uses. Noise is to be mitigated in accordance with Planning scheme policy - Noise. Note - The use of walls, barriers or fences that are visible from a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.	No example provided.
PO18 Sensitive land uses are provided with an appropriate acoustic environment within designated external	**E18.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy — Noise.

private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy — Integrated design for details and examples of noise attenuation structures.	**E18.2** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. Note - Refer to Planning scheme policy — Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map — Active transport for future active transport routes.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO19 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	No example provided.
Works criteria	
Utilities	
PO20 All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).	No example provided.

Access	
PO21 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No example provided.
PO22 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**E22.1** The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E22.2 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E22.3 The development layout allows forward vehicular access to and from the site.
PO23 Safe access is provided for all vehicles required to access the site.	**E23.1** Site access and driveways are designed, located and constructed in accordance with: a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design; b. where for a Council-controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	E23.2 Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with: a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; c. Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.
	E23.3

	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.
	E23.4 Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.
PO24 Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	**E24** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.
PO25 Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.	**E25.1** Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Refer to QUDM for requirements regarding trafficability.
	E25.2 Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.
Street design and layout	
PO26 Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions: a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection;	No example provided.

h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement (where relevant). Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	
PO27 The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development. Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs: • Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m^2 Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • Warehouses and Industry greater than 6,000m^2 GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed	**E27.1** New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E27.2** Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable. **E27.3** The active transport network is extended in accordance with Planning scheme policy - Integrated design.

catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	
PO28 New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users. Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.	**E28** New intersection spacing (centreline — centreline) along a through road conforms with the following: a. Where the through road provides an access or collector function: i. intersecting road located on same side = 100 metres; ii. intersecting road located on opposite side = 50 metres. b. Where the through road provides a sub-arterial function: i. intersecting road located on same side = 300 metres; ii. intersecting road located on opposite side = 150 metres. c. When the through road provides an arterial function: i. intersecting road located on the same side = 500 metres; ii. intersecting road located on opposite side = 250 metres. d. Walkable block perimeter does not exceed 1500 metres. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (i.e. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.
PO29 All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and	**E29** Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:

<table>
<tr><td rowspan="3">bonding procedures. All new works are extended to join any existing works within 20m.

Note - Frontage roads include streets where no direct lot access is provided.

Note - The road network is mapped on Overlay map - Road hierarchy.

Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.

Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</td><td>Situation</td><td>Minimum construction</td></tr>
<tr><td>Frontage road unconstructed or gravel road only;

OR

Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;

OR

Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td><td>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.

The minimum total travel lane width is:
• 6m for minor roads;
• 7m for major roads.</td></tr>
<tr><td colspan="2">Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.

Note - Construction includes all associated works (services, street lighting and linemarking).

Note - Alignment within road reserves is to be agreed with Council.

Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</td></tr>
<tr><td colspan="3">Stormwater</td></tr>
<tr><td rowspan="3">PO30
Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</td><td colspan="2">E30.1
The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</td></tr>
<tr><td colspan="2">E30.2
Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</td></tr>
<tr><td colspan="2">E30.3</td></tr>
</table>

	Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.
PO31 Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.	**E31.1** The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.
	E31.2 The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.
	E31.3 Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.
	E31.4 The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel. Note - Refer to QUDM for recommended average flow velocities.
PO32 Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.	**E32** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO33 Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including	No example provided.

the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.	
PO34 Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	No example provided.
PO35 Where development: a. is for an urban purpose that involves a land area of 2500m^2 or greater; and b. will result in: i. 6 or more dwellings; or ii. an impervious area greater than 25% of the net developable area, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	No example provided.
PO36 Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes. Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.	**E36** Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:

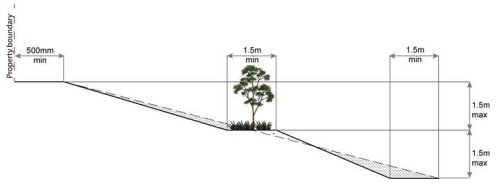
Pipe Diameter	**Minimum easement width (excluding access requirements)**
Stormwater pipe up to 825mm diameter	3.0m
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the

		outside wall of the stormwater pipe (each side).
	Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.	
PO37 Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.	
PO38 Council is provided with accurate representations of the completed stormwater management works within residential developments.	**E38** "As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided. Note - Documentation is to include: a. photographic evidence and inspection date of the installation of approved underdrainage; b. copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; c. date of the final inspection.	
Site works and construction management		
PO39 The site and any existing structures are maintained in a tidy and safe condition.	No example provided.	
PO40 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	**E40.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind; c. stormwater discharge rates do not exceed pre-existing conditions; d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;	

	e. ponding or concentration of stormwater does not occur on adjoining properties.
	E40.2 Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E40.3 The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.
	E40.4 Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.
PO41 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E41** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO42 All development works including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and: a. the aggregate volume of imported or exported material is greater than 1000m^3; or b. the aggregate volume of imported or exported material is greater than 200m^3 per day; or c. the proposed haulage route involves a vulnerable land use or shopping centre. Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.	**E42.1** Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
	E42.2 All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads.
	E42.3 Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
	E42.4 Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material

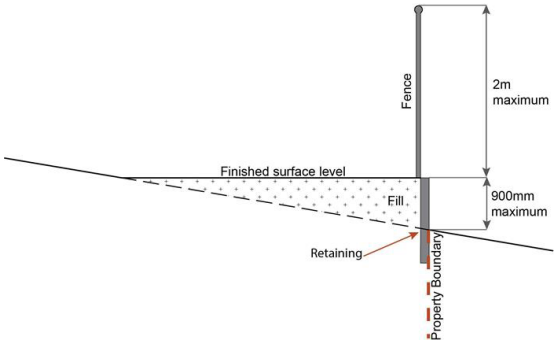
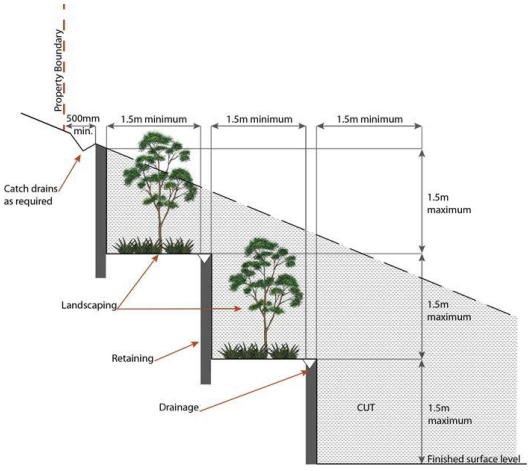
Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.	and gravel pavement material along Council roads below sub-arterial standard must be approved routes. Note - The road hierarchy is mapped on Overlay map - Road hierarchy. Note - A dilapidation report may be required to demonstrate compliance with this E.
	E42.5 Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works. Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.
	E42.6 Access to the development site is obtained via an existing lawful access point.
PO43 All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**E43** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. Note - These areas are to be maintained during any maintenance period to maximise grass coverage.
PO44 Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas. Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).	**E44** Soil disturbances are staged into manageable areas of not greater than 3.5 ha.
PO45 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land;	**E45.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.
	E45.2

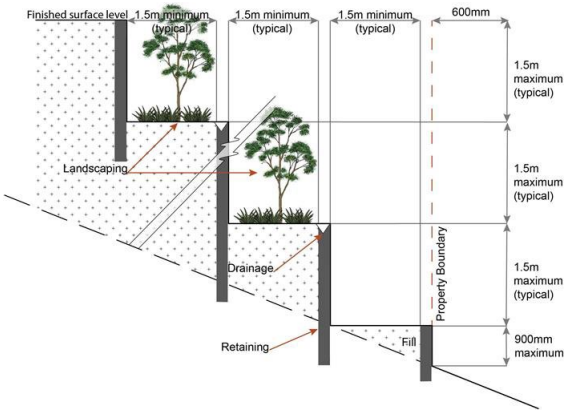
c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - The chipped vegetation must be stored in an approved location.
PO46 All development works are carried out at times which minimise noise impacts to residents.	**E46** All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays. Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.
PO47 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	No example provided.
Earthworks	
PO48 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).	**E48.1** All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
	E48.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.
	E48.3 Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.
	E48.4 All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.

	E48.5 All filling or excavation is contained on-site and is free draining.
	E48.6 All fill placed on-site is: a. limited to that area necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).
	E48.7 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO49 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E49** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO50 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act.	**E50.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act.
	E50.2 Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.

	Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.
PO51 Filling or excavation does not cause any adverse impacts on utility services or on-site effluent disposal areas.	**E51.1** The area subject to filling or excavation does not contain any utility services.
	E51.2 The distance between the top water level of a private dam and the irrigation area of a household sewage treatment plant (secondary treatment) is 30.0 metres.
	E51.3 The distance between the top water level of a private dam and the irrigation area of a septic trench (primary treatment) is 50.0 metres. Note - Refer to the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2017 where contained within water resource area and water supply buffer area.
PO52 Filling or excavation does not result in land instability. Note - Steep slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No example provided.
PO53 Filling or excavation does not result in: a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. any clearing of native vegetation. Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	No example provided.
PO54 Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.	**E54** Filling and excavation undertaken on the development site are shaped in a manner which does not: a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed

	onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.

PO55 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents. Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.	**E55** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**  c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below. **Figure - Cut**  **Figure - Fill**

Fire Services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:
   i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
   ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
   iii. material change of use for a Tourist park with accommodation in the form of caravans or tents; or
   iv. material change of use for outdoor sales, outdoor processing or outdoor storage where involving combustible materials.

AND

b. none of the following exceptions apply:
   i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
   ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.

Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) — Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.

PO56 Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another; e. considers the fire hazard inherent in the surrounds to the development site; f. is maintained in effective operating order.	**E56.1** External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) — Fire Hydrant Installations*. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable: a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);

Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.	c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales, outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
	E56.2 A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	E56.3 On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) — Routine service of fire protection systems and equipment*.
PO57 On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.	**E57** For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form;

	b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO58 Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.	**E58** For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific criteria	
Dwelling house- Secondary dwelling	
PO59 Secondary dwellings: a. are subordinate and ancillary to the primary dwelling in size and function; b. are not larger than 100m^2 GFA; c. have the appearance, bulk and scale of a single dwelling from the street; d. maintain sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the dwelling house on-site.	**E59.1** The siting and design of dwellings ensures that the secondary dwelling is: a. not located in front of the primary dwelling; b. annexed to (adjoining, below or above) or located within 50m of the primary dwelling (excluding domestic outbuildings); c. accessed from the existing driveway giving access to the Dwelling house: Note - The requirements to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.
	E59.2 No more than 1 secondary dwelling is located on an allotment.
	E59.3 The GFA of the secondary dwelling does not exceed 100m^2.
Dwelling house- Domestic outbuildings	
PO60 Domestic outbuildings and car ports are: a. of a height that does not negatively impact the visual amenity of adjoining properties; b. located on-site to not dominate the streetscape.	**E60** Domestic outbuildings: a. have a total combined maximum roofed area as outlined below:

Size of lot	Max. Roofed Area
Less than 600m^2	50m^2

	600m^2 - 1000m^2	70m^2
	Greater than 1000m^2 — 2000m^2	80m^2
	Greater than 2000m^2	150m^2
	b. have a maximum building height of 4m and a mean height not exceeding 3.5m; c. are located behind the main building line and not within primary or secondary frontage or trafficable water body setbacks. Note - For c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.	
Home based business		
PO61 Home based business(s): a. Are subordinate in size and function to the primary use on the site being a permanent residence; b. Are of a scale and intensity that does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings; c. Store no more heavy vehicles, trailer and motor vehicle on-site, as follows: i. 1 heavy vehicle; ii. 1 trailer; iii. Up to 3 motor vehicles. d. Results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding low density, low built form and open area character and amenity anticipated in the precinct; e. Are suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised; f. Sufficiently separated from adjoining properties so development does not result in adverse visual, noise or nuisance impacts on adjoining residents	**E61.1** Home based business(s) having a maximum total use area is 100m^2, are fully contained within a dwelling or on-site structure, except for a home based child care facility.	
	E61.2 Up to 2 additional non-resident, either an employee or customer, are permitted on the site at any one time. Note - This provision does not apply to Bed and Breakfast or farmstay business.	
	E61.3 The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows: a. 1 heavy vehicle; b. 1 trailer; c. Up to 3 motor vehicles. Note - The car parking provision associated with the dwelling house is in addition to this requirement. Note - The number of motor vehicles stated is in addition to motor vehicles associated with a dwelling house:	
	E61.4 Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), fence(s) or a combination at least 1.8m in height along the length of those areas. Note - Planting for screening is to have a minimum depth of 3m.	
	E61.5 Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.	

PO62 The hours of operation for home based business(s) are managed so that the activity does not adversely impact on the low intensity character and amenity anticipated in the precinct.	**E62** Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday or Anzac Day, except for: a. bed and breakfast or farm stay business which may operate on a 24 hour basis; b. office or administrative activities that do not generate non-residents visiting the site such as book keeping and computer work; c. starting and warming up of heavy vehicles, which can commence at 7.00am.
PO63 The Home based business(s) does not result in: a. an adverse visual, odour, particle drift or noise nuisance impact on the residents in adjoining or nearby dwellings; b. an adverse impact upon the low intensity and open area character and amenity anticipated in the locality; c. the establishment of vehicle servicing or major repairs, spray painting, panel beating or any environmentally relevant activity (ERA).	**E63.1** The use does not involve heavy vehicle servicing or major repairs, including spray painting or panel. **E63.2** Home based business(s) do not comprise an environmentally relevant activity (ERA) as defined in the *Environmental Protection Regulation 2008.* **E63.3** Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke. Note - Nuisance is defined in the Environmental Protection Act 1994.
PO64 On-site display and sales of goods is limited to the activities being undertaken from the site and does not result in: a. the display and sale of goods being viewed from outside of the site; b. overall development on the site having a predominantly commercial appearance.	**E64.1** Only goods grown, produced or manufactured on-site are sold from the site. **E64.2** Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from the boundary of the site.
PO65 Bed and breakfast and farmstays are of a size and scale that: a. are consistent with the low intensity, open area character and amenity of the rural residential area; b. ensures acceptable levels of privacy and amenity for the residents in adjoining or nearby dwellings.	**E65** For bed and breakfast and farmstays: a. short-term accommodation is provided in the dwelling house of the accommodation operator; b. maximum 4 bedrooms are provided for a maximum of 10 guests; c. meals are served to paying guests only; d. rooms do not contain food preparation facilities.
Major electricity infrastructure, Substation and Utility installation	
PO66 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive;	**E66.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line;

d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **E66.2** A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.
PO67 Infrastructure does not have an impact on pedestrian health and safety.	**E67** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO68 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**E68** All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.
Roadside stall	
PO69 A roadside stall: a. comprises only one roadside stall per property; b. only offers goods grown, produced or manufactured on the site; c. is of a size and in a location that will not result in nuisance, or have a significant adverse impact on the amenity, for residents on adjoining and surrounding properties; d. is designed and located to ensure safe and accessible access, egress and on-site parking and not negatively impact the road network.	**E69.1** For a roadside stall: a. no more than one roadside stall per property; b. goods offered for sale are only goods grown, produced or manufactured on the site; c. the maximum area associated with a roadside stall, including any larger separate items displayed for sale, does not exceed 20m^2. **E69.2** Roadside stall: a. provide car parking for 2 vehicles off the road carriage and located on the property; b. is located no closer than 100m from an intersection. Note - Refer to Overlay map - Road hierarchy for road classification.
Rural industry	
PO70 Rural industry: a. adopt construction materials and use of colour for buildings and structures are visually compatible with the rural residential character and amenity;	No example provided.

b. is of a size, scale and design that is not visually dominant, overbearing and inconsistent with the low intensity built form and open area character and amenity of the rural residential environment.	
Sales office	
PO71 Sales office remain temporary in duration and retain a physical connection to land or building being displayed or sold.	**E71** Development is carried out for no longer than 2 years.
Telecommunications facility Editor's note - In accordance with the Federal legislation Telecommunications facilities must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
PO72 Telecommunications facilities are co-located with existing telecommunications facilities, Utility installation, Major electricity infrastructure or Substation if there is already a facility in the same coverage area.	**E72.1** New telecommunication facilities are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.
	E72.2 If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site.
PO73 A new Telecommunications facility is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.	**E73** A minimum area of 45m^2 is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO74 Telecommunications facilities do not conflict with lawful existing land uses both on and adjoining the site.	**E74** The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
PO75 The Telecommunications facility does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity;	**E75.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.
	E75.2 In all other areas towers do not exceed 35m in height.
	E75.3 Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity.

h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E75.4** All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site.
	E75.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	E75.6 A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
PO76 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**E76** An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.
PO77 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting.	**E77** All equipment comprising the Telecommunications facility which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Wholesale nursery	
PO78 Buildings and activities associated with a wholesale nursery: a. ensures the propagation of plants, whether or not in the open, occur without loss of amenity to adjacent properties; b. do not result in any form of environmental degradation, including, but not limited to, soil degradation, pollution of natural water courses and introduction of exotic plant species into the natural on-site or adjoining flora; c. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas;	No example provided.

d. have vehicle access from a road classified as a arterial or sub-arterial. Note - Refer to Overlay map - Road hierarchy for road classification.	
Veterinary services	
PO79 Buildings and activities associated with veterinary services: a. are for veterinary care, surgery and treatment of animals only; b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; c. have vehicle access from a road classified as a arterial or sub-arterial. Note - Refer to Overlay map - Road hierarchy for road classification.	No example provided.
Winery	
PO80 Buildings and activities associated with winery: a. are for a winery and ancillary activities only. Uses not affiliated with winery activities, or the sale of products produced or manufactured on-site, are avoided; b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; and c. have vehicle access from a road classified as a arterial or sub-arterial. Note - Refer to Overlay map - Road hierarchy for road classification.	No example provided.
Values and constraints criteria	
Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer. Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils.	
PO81 Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:	**E81** Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or

a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcomes, a bushfire management plan is prepared by a suitably qualified person. Guidance for the preparation of a bushfire management plan is provided in Planning scheme policy — Bushfire prone areas. Note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.	
PO82 Development: a. minimises the number of buildings and people working and living on a site exposed to bushfire risk; b. ensures the protection of life during the passage of a fire front; c. is located and designed to increase the chance of survival of buildings and structures during a bushfire; d. minimises bushfire risk from build up of fuels around buildings and structures; e. ensure safe and effective access for emergency services during a bushfire.	**E82.1** Buildings and structures are: a. not located on a ridgeline; b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); c. dwellings are located on east to south facing slopes. **E82.2** Buildings and structures have contained within the site: a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating

	the bushfire attack level are as described in Australian Standard AS 3959
PO83 Development and associated driveways and access ways: a. avoid potential for entrapment during a bushfire; b. ensure safe and effective access for emergency services during a bushfire; c. enable safe evacuation for occupants of a site during a bushfire.	**E83** A length of driveway: a. to a road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
PO84 Development provides an adequate water supply for fire-fighting purposes.	**E84** a. a reticulated water supply is provided by a distributer retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. c. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access is provided to within 3m of that water storage source. d. Where a tank is the nominated on-site fire fighting water storage source, it includes: i. a hardstand area allowing medium rigid vehicles (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines.
PO85 Development: a. does not present unacceptable risk to people or environment due to the impact of bushfire on dangerous goods or combustible liquids; b. does not present danger or difficulty to emergency services for emergency response or evacuation. Editor's note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.	**E85** Development does not involve the manufacture or storage of hazardous chemicals.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note — The following are excluded from the native vegetation clearing provisions of this planning scheme:	

a. Clearing of native vegetation located within an approved development footprint;
b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
h. Grazing of native pasture by stock;
i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

Note - Definition for native vegetation is located in Schedule 1 Definitions.

Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.

Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity	
PO86 Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that: a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.	No example provided.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.	
PO87 Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by: a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy — Environmental areas.	No example provided.
Vegetation clearing and habitat protection	
PO88 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO89 Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will: A. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; B. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; C. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	No example provided.
PO90 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No example provided.
Vegetation clearing and soil resource stability	

PO91 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	
PO92 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry and animal keeping activities.	No example provided.
PO93 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
PO94 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No example provided.
PO95 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and	No example provided.

density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	
PO96 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO97 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.	No example provided.
Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	
PO98 Development: a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route;	**E98** The following uses are not located within the 100m wide transport route buffer: a. Caretaker's accommodation, except where located in the Extractive industry zone; b. Community residence; c. Dual occupancy; d. Dwelling house; e. Dwelling unit; f. Hospital; g. Rooming accommodation; h. Multiple dwelling; i. Non-resident workforce accommodation; j. Relocatable home park; k. Residential care facility; l. Resort complex; m. Retirement facility; n. Rural workers' accommodation; o. Short-term accommodation; p. Tourist park.

iii. shielding and screening private outdoor recreation space from the transportation routes.	
PO99 Development: a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.	**E99.1** Development does not create a new vehicle access point onto an Extractive resources transport route. **E99.2** A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter. Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy — Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites. Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
PO100 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	**E100** Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value. Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.
PO101 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation	No example provided.

engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	
PO102 Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.	No example provided.
PO103 Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality. Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.	**E103** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 — Pruning of Amenity Trees.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy — Landslide hazard.	
PO104 Development: a. maintains the safety of people and property on a site and neighbouring sites from landslides; b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow if surface or groundwater	**E104** Development does not: a. involve earthworks exceeding $50m^3$; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.

e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape.	
PO105 Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by: a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse visual impact on the landscape character ; d. Protect the amenity of adjoining properties.	**E105** Buildings, excluding domestic outbuildings: a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
PO106 Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure: a. the long-term stability of the development site considering the full nature and end use of the development; b. site stability during all phases of construction and development; c. the development is not adversely affected by landslide activity originating on sloping land above the site; d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide.	**E106** Development does not involve the manufacture, handling or storage of hazardous chemicals.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
PO107 Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.	**E107.1** Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.
	E107.2 Incineration or burial of waste within a Water supply buffer is not undertaken onsite.
	E107.3 Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
	E107.4 Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.

	E107.5 Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
PO108 On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality. Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.	**E108** Secondary treated wastewater treatment systems within a Water supply buffer include: a. emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; b. back up pump installation and backup power; c. MEDLI modelling to determine irrigation rates and sizing of irrigation areas; d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
PO109 Development within a Bulk water supply infrastructure buffer is located, designed and constructed to: a. protect the integrity of the water supply pipeline; b. maintain adequate access for any required maintenance or upgrading work to the water supply pipeline;	**E109** Development: a. does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; b. involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
PO110 Development is located and designed to maintain required access to Bulk water supply infrastructure.	**E110** Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
PO111 Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	**E111** Habitable rooms: a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply supply substation are acoustically insulted to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.

	Note - Habitable room is defined in the Building Code of Australia (Volume 1)
PO112 Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment. Note - To demonstrate achievement of the performance outcome, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing an noise impact assessment report is provided in Planning scheme policy — Noise. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	No example provided.
PO113 Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development: a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.	**E113** Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.
PO114 Development within a Pumping station buffer is located, designed and constructed to: a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.	**E114** Development does not involve the construction of any buildings or structures within a Pumping station buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO115 Development: a. minimises the risk to persons from overland flow;	No example provided.

b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	
PO116 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy — Flood hazard, Coastal hazard and Overland flow.	No example provided.
PO117 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO118 Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises.	**E118** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
PO119 Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot.	**E119** Development which is not in a Rural zone that an overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot.
PO120 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains	**E120.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance

through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy — Flood hazard, Coastal hazard and Overland flow	with the following relevant level as identified in QUDM: a. Urban area — Level III; b. Rural area — N/A; c. Industrial area — Level V; d. Commercial area — Level V. **E120.2** Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO121 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Additional criteria for development for a Park	
PO122 Development for a Park ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**E122** Development for a Park ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks	
PO123 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	**E123** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps — Riparian and wetland setbacks.

6.2.3.2.2 Developed lots

6.2.3.2.2.1 Purpose - Transition precinct, Developed lot

Editor's note -The outcomes in this section are generally the same as General residential zone - Next generation neighbourhood precinct or the urban neighbourhood precinct ~~(where identified in the Morayfield South urban area on 'Figure 6.2.3.2.2.1 Morayfield South urban area')~~ but for developed lots.

1. For uses on developed lots that are serviced with all local government networks including water and sewer, the purpose of the Emerging community zone - transition precinct will be achieved through the following overall outcomes:
    a. Development only occurs on a developed lot that is serviced by all local government networks including water and sewer.
    ~~b. Development on land within the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area' will be of a scale and density to facilitate an efficient use of land that supports compact, walkable and sustainable communities that are well connected to adjoining centres, community and social infrastructure. Development occurs at a minimum site density of 45 dwellings per hectare in this area.~~
    b. ~~c.~~ Housing density is focused within the Walking distance (Centre) and Walking distance (Train Station) overlay areas, supporting the highest diversity of housing forms in these locations, including Dwelling house Dual occupancies and multiple dwellings Rooming accommodation and Short-term accommodation may also occur within these overlay areas. Development occurs at a minimum site density of 25 dwellings per hectare.
    c. ~~d.~~ Outside the walking distance (Centre) and Walking distance (Train Station) overlay areas:
        i. Dwelling houses occur on a wide range of different lot sizes;
        ii. Dual occupancies and Multiple dwellings contribute to the diversity of housing options but are dispersed to ensure they do not visually dominate the streetscape;
        iii. development occurs at a minimum site density of 15 dwellings per hectare;
        iv. site densities of Multiple dwellings and other higher density housing types result in:
            A. built form outcomes that sensitively integrate with the intended character of the streetscape;
            B. the creation of walkable neighbourhoods with higher site densities located near public transport stops or stations, land in the Centre zone, neighbourhood hubs and parks;
        v. the overall net residential density for these areas reflects their reduced level of accessibility and service by public transport and centres.
    d. ~~e.~~ Neighbourhoods will have a mix of housing forms, sizes and tenure, providing choice and affordability for different lifestyles and life stages to meet diverse community needs.
    e. ~~f.~~ Rooming accommodation (where student accommodation) only occurs within the Walking distance (Centre) and Walking distance (Train Station) overlay areas at a minimum of 100 students per hectare of site area and does not exceed 300 students per hectare of site area.
    f. ~~g.~~ Relocatable home parks Residential care facilities and Retirement facilities may also occur where they have a built form that can sensitively integrate with the primary housing types intended.
    g. ~~h.~~ Neighbourhoods are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high level of accessibility between residences, open space areas and places of activity.
    h. ~~i.~~ The design, siting and construction of residential uses are to:
        i. contribute to an attractive streetscape with priority given to pedestrians and space for deep planting at site frontages;
        ii. encourage passive surveillance of public spaces;
        iii. results in privacy and residential amenity consistent with the low to medium density residential character intended for the area;
        iv. provide a diverse and attractive built form;
        v. orientate to the street;
        vi. incorporate sub-tropical urban design principle that respond to local climatic conditions;
        vii. incorporate sustainable practices including maximising energy efficiency and water conservation;

viii. incorporate natural features and respond to site topography;
ix. provide car parking spaces on-site to meet resident and visitor demands, to preserve and protect the operational efficiency and amenity of residential streets;
x. ensure hardstand areas do not dominate the streetscape and space is provided for street trees and on-street parking between driveways;
xi. be of a scale and form consistent with the low to medium density residential character intended for the area;
xii. provide urban services such as reticulated water, sewerage, sealed roads, parks and other identified infrastructure;
xiii. ensure domestic outbuildings are subordinate in appearance and function to the dwelling.

i. ~~j.~~ Home based business can only be established where the scale and intensity of the activity does not detrimentally impact upon the character and amenity associated with the surrounding area. Specifically, Home based business foe not include the sale or restoration of more than 4 vehicles in any calendar year or, undertake a mechanical repairs or panel beating activity associated with a business at the subject premises.

j. ~~k.~~ Non-residential uses in the Transition precinct on a developed lot take the form of community activities, corner stores, neighbourhood hubs and local centres.

k. ~~l.~~ Community activities:
i. establish in a location that may be serviced by public transport;
ii. do not negatively impact adjoining residents or the streetscape;
iii. do not undermine the viability of existing or future centres.

l. ~~m.~~ Corner stores may establish as a standalone use (not part of a neighbourhood hub) where:
i. the store is of a scale that remains subordinate to all centres and neighbourhood hubs within the region;
ii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. The corner store should not be within 1600m of another corner store, neighbourhood hub or centre measured from the centre of the corner store, neighbourhood hub or centre;
iii. they are appropriately designed and located to include active frontages.

~~n. New retail and commercial uses within the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area' establish generally at the intersection of Blewers Road and Lindsay Road or as part of a mixed use building.~~

m. ~~o.~~ Retail and commercial activities (excluding Service stations):
i. cluster with other non-residential uses (excluding corner stores) forming a neighbourhood hub;
ii. are centred around a main street central core fostering opportunities for social and economic exchange;
iii. are of a small scale, appropriate for a neighbourhood hub;

Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function consistent with a Local centre area to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment benchmarks.

iv. do not negatively impact adjoining residents or the streetscape;
v. are subordinate in function and scale to all centres within the region.

n. ~~p.~~ Service stations:
i. establish where they will not disrupt, fragment or negatively impact active frontages (e.g. within a neighbourhood hub);
ii. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise;
iii. establish in locations that will not have a negative impact on the street environments intended to include active frontages (e.g. Neighbourhood hubs or centres);
iv. do not negatively impact adjoining residents or the streetscape;
v. ancillary uses or activities only service the convenience needs of users.

o. ~~q.~~ The design, siting and construction of non-residential uses:
i. maintains a human scale, through appropriate building heights and from;
ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces (excluding Service stations);

iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces;
iv. promotes active transport options and ensures an oversupply of car parking is not provided;
v. locates car parking so as not to dominate the street;
vi. does not result in large internalised shopping centres (e.g. large blank external walls with tenancies only accessible from within the building) surrounded by expansive areas of surface car parking.

p. ~~r.~~ Neighbourhood hub expansion (into adjoining lots) or the establishment of a new neighbourhood hub only occurs where:
i. it is of a scale that remains subordinate to all centres within the region;

Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function more consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment criteria.

ii. the expansion (into adjoining lots) will strengthen the existing neighbourhood hub as an important neighbourhood activity node;
iii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. New neighbourhood hubs are to service a currently unserviced catchment. The centre of a neighbourhood hub should not be located within 1600m of another neighbourhood hub or centre measured from the centre of each hub or centre;
iv. for a new neighbourhood hub, it is located on a sub-arterial or collector road;
v. they are appropriately designed and located to include active frontages around main street core.

q. ~~s.~~ General works associated with the development achieves the following:
i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity (underground wherever possible), water and sewerage (where available);
ii. the development manages stormwater to:
A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
B. prevent stormwater contamination and the release of pollutants;
C. maintain or improve the structure and condition of drainage lines and riparian areas;
D. avoid off-site adverse impacts from stormwater.
iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

r. ~~t.~~ Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke

s. ~~u.~~ Development includes one or more of the following uses where within the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area' and part of a mixed use building:
- Food and drink outlet
- Hardware and trade supplies
- Health care services
- Indoor sport and recreation - for gymnasium
- Office
- Service Industry
- Shop
- Shopping centre
- Veterinary services

t. ~~v.~~ Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.

u. ~~w.~~ Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.

v. ~~x.~~ Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:

i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;

ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;

iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.

iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:

A. the provision of replacement, restoration, rehabilitation planting and landscaping;

B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;

C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.

v. protecting native species and protecting and enhancing species habitat;

vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;

vii. establishing effective separation distances, buffers and mitigation measure associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;

viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;

ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;

x. ensuring effective and efficient disaster management response and recovery capabilities;

xi. where located in an overland flow path:

A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;

B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;

C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;

D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

w. ~~y.~~ Development in the Transition precinct, on a developed lot does not include any of the following, (where consistent with the overall outcomes and performance outcomes in this code):

• Child care centre
• Clubs
• Community care centre
• Community residence
• Community use
• Dual Occupancy
• Dwelling house
• Dwelling unit
• Educational Establishment
• Emergency services
• Health care services
• Home based business
• Multiple dwelling
	• Relocatable home park
	• Residential care facility
	• Retirement facility
		• Sales office
		• Shop - if for a corner store
		• Where within the Walking distance (Centre) or Walking distance (Train Station) overlay areas:
		  ○ Rooming accommodation
		  ○ Short-term accommodation
		• Where in a Neighbourhood hub
		  ○ Food and drink outlet
		  ○ Hardware and trade supplies
		  ○ Health care services
		  ○ Indoor sport and recreation - for gymnasium
		  ○ Office

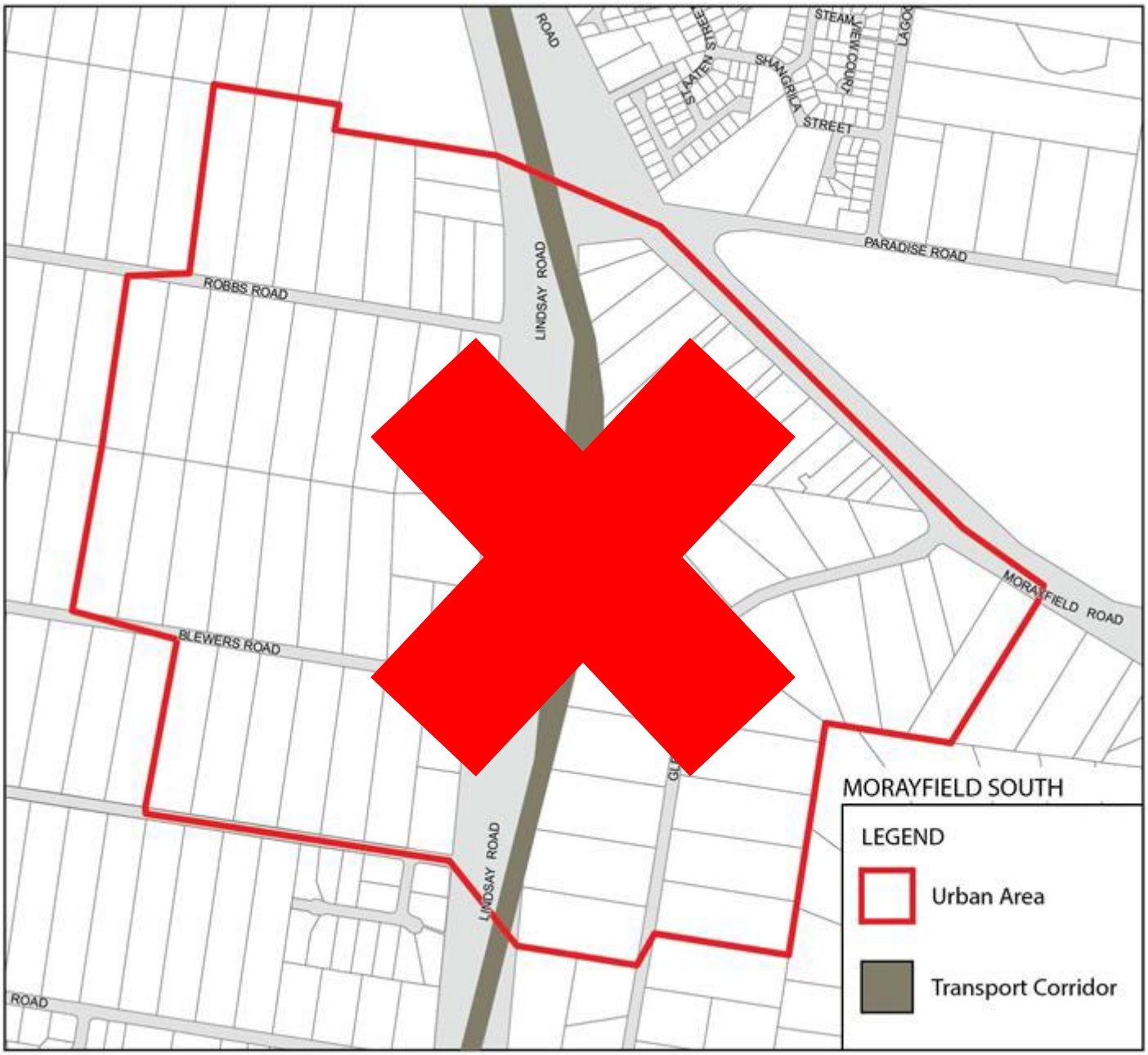
• Place of worship		○ Service Industry ○ Shop ○ Shopping centre ○ Veterinary services

x. ~~z.~~ Development in the Transition precinct, on a developed lot does not include any of the following:

• Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Cemetery • Crematorium • Cropping • Detention facility • Extractive industry • Hardware and trade supplies - if more than 250m^2 GFA	• High impact industry • Hotel • Intensive animal industry • Intensive horticulture • Low impact industry • Marine industry • Medium impact industry • Motor sport facility • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Outdoor sales • Permanent plantation	• Port services • Renewable energy facility • Research and technology industry • Rural industry • Rural workers' accommodation • Showroom • Special industry • Theatre • Tourist attraction • Transport depot • Warehouse • Wholesale nursery • Winery

y. ~~aa.~~ Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

~~**Figure 6.2.3.2.2.1 Morayfield South urban area**~~



6.2.3.2.2.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part E, Table 6.2.3.2.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part E Table 6.2.3.2.2.1, the category of development changes to assessable development under the rules outlined in section 5.3.3.1, and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD1	PO1

RAD2	PO4
RAD3	PO5
RAD4	PO6
RAD5	PO6
RAD6	PO9
RAD7	PO14
RAD8	PO17
RAD9	PO18
RAD10	PO27
RAD11	PO20
RAD12	PO21
RAD13	PO21
RAD14	PO21
RAD15	PO31
RAD16	PO33
RAD17	PO30
RAD18	PO30
RAD19	PO34
RAD20	PO37
RAD21	PO38
RAD22	PO39
RAD23	PO38
RAD24	PO45
RAD25	PO40
RAD26	PO40
RAD27	PO43
RAD28	PO43
RAD29	PO44
RAD30	PO46-PO50, PO52
RAD31	PO49
RAD32	PO46
RAD33	PO46

RAD34	PO46
RAD35	PO51
RAD36	PO46
RAD37	PO46
RAD38	PO48
RAD39	PO48
RAD40	PO53
RAD41	PO53
RAD42	PO53
RAD43	PO54
RAD44	PO55
RAD46	PO58
RAD47	PO58
RAD48	PO58
RAD49	PO58
RAD50	PO58
RAD51	PO58
RAD52	PO58
RAD53	PO58
RAD54	PO58
RAD55	PO62
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RAD57	PO62
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RAD59	PO62
RAD60	PO62
RAD61	PO62
RAD62	PO64
RAD63	PO65
RAD64	PO66
RAD65	PO66
RAD66	PO66

RAD67	PO66
RAD68	PO68
RAD69	PO74
RAD70	PO78
RAD71	PO78
RAD72	PO80
RAD73	PO81
RAD74	PO83
RAD75	PO84
RAD76	PO74
RAD77	PO85
RAD78	PO86
RAD79	PO86
RAD80	PO87
RAD81	PO88
RAD82	PO89
RAD83	PO90-PO101
RAD84	PO90-PO101
RAD85	PO102
RAD86	PO103
RAD87	PO103
RAD88	PO104
RAD89	PO104
RAD90	PO107
RAD91	PO107
RAD92	PO107
RAD93	PO108
RAD94	PO109
RAD95	PO110
RAD96	PO119
RAD97	PO113
RAD98	PO113

RAD99	PO115
RAD100	PO114
RAD101	PO114
RAD102	PO114
RAD103	PO113
RAD104	PO114
RAD105	PO114
RAD106	PO117, PO118
RAD107	PO121-PO123, PO125- PO127
RAD108	PO121-PO123, PO125- PO127
RAD109	PO121-PO123
RAD110	PO124
RAD111	PO125
RAD112	PO126

Part E - Requirements for accepted development - Transition precinct, developed lot

Table 6.2.3.2.2.1 Requirements for accepted development - Transition precinct, developed lot

Requirements for accepted development - For developed lots only	
General requirements	
Servicing	
RAD1	The site is a developed lot.
Building height (Residential uses)	
RAD2	Building height does not exceed: a. that shown on Overlay map - Building heights; or ~~b. for lots identified in the Morayfield South urban area as shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' building height is within a minimum of 8.5m and a maximum of 21m;~~ c. b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.
Building height (Non-residential uses)	
RAD3	Where involving an extension (building work) building heights for the extension do not to exceed that shown on Overlay map - Building heights.
Setbacks (Residential uses)	
RAD4	Setbacks (excluding built to boundary walls) comply with ~~the following:~~ ~~a. if in the Morayfield South urban area shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' - Table 6.2.3.2.2.4 'Setbacks (Residential uses) - Morayfield South urban area; or~~ ~~b. all other areas -~~ Table 6.2.3.2.2.3 'Setbacks (Residential uses) - ~~All other areas~~'.

	Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).
RAD5	Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are: a. only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.3.2.2.4; b. of a length and height: ~~i. if in the Morayfield South urban area shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' -Table 6.2.3.2.2.6 'Table 6.2.3.2.2.6 'Built to boundary walls (Residential uses) - Morayfield South urban area'; or~~ i. ~~ii. all other areas -~~ Table 6.2.3.2.2.4 'Built to boundary walls (Residential uses) ~~- All other areas''~~; b. c. setback from the side boundary: i. if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm; c. d. on the low side of a sloping lot. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls an 'easement for maintenance purposes' is recommended.

Site cover (Residential uses)

RAD6 Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below:

Building height	**Lot Size**					
	300m^2 or less	**301-400m^2**	**401-500m^2**	**501-1000m^2**	**1001- 2500m^2**	**Greater than 2501m^2**
Less than 8.5m	70%	60%	60%	60%	60%	60%
8.5m - 12.0m	50%	50%	60%	50%	50%	50%
Greater than 12.0m	N/A	N/A	N/A	50%	40%	40%

Lighting

RAD7	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - *"Curfewed hours" are taken to be those hours between 10pm and 7am on the following day*.

Clearing of habitat trees where not located in the Environmental areas overlay map

RAD8	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to: a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and

	Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy — Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.
Works requirements	
Utilities	
RAD9	Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).
Access	
RAD10	The frontage road is fully constructed to Council's standards. Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - Frontage roads include streets where no direct lot access is provided.
RAD11	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
RAD12	Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with: a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design; b. where for a Council-controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
RAD13	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD14	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.
Stormwater	

RAD15	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises in accordance with Planning scheme policy - Integrated design. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.
RAD16	Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development: a. is for an urban purpose that involves a land area of 2500m^2 or greater; and b. will result in: i. 6 or more dwellings; or ii. an impervious area greater than 25% of the net developable area. Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.
RAD17	Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated. Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.
RAD18	Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties. Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.

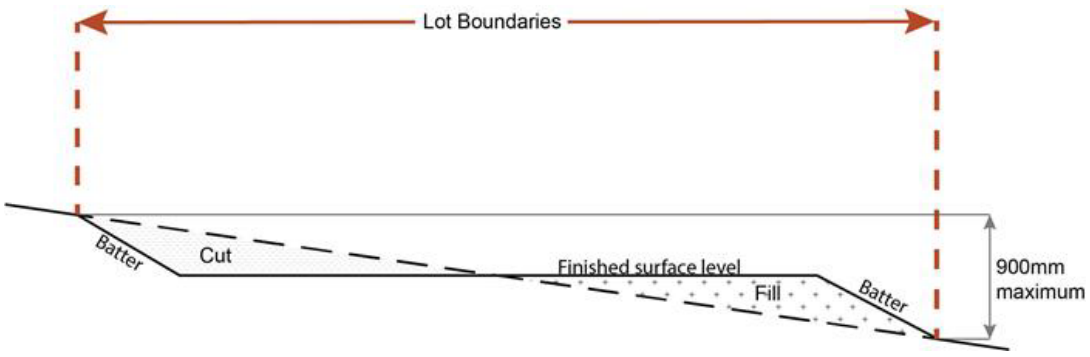
RAD19	Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:

Pipe Diameter	Minimum Easement Width (excluding access requirements)
Stormwater Pipe up to 825mm diameter	3.0m
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.

Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.

Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.

Site works and construction management	
RAD20	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD21	Development does not cause erosion or allow sediment to leave the site.

	Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.
RAD22	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD23	Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.
RAD24	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD25	Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
RAD26	Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
RAD27	All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works
RAD28	Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - No burning of cleared vegetation is permitted. Note - The chipped vegetation must be stored in an approved location.
RAD29	All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays.
Earthworks	
RAD30	The total of all cut and fill on-site does not exceed 900mm in height. **Figure - Cut and Fill**  Note - This is site earthworks not building work.

RAD31	Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following: a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD32	All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
RAD33	Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters. Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.
RAD34	All fill and excavation is contained on-site and is free draining.
RAD35	Earthworks undertaken on the development site are shaped in a manner which does not: a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD36	All fill placed on-site is: a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).
RAD37	The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures
RAD38	No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act.
RAD39	Filling or excavation that would result in any of the following is not carried out on site: a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.

Fire services

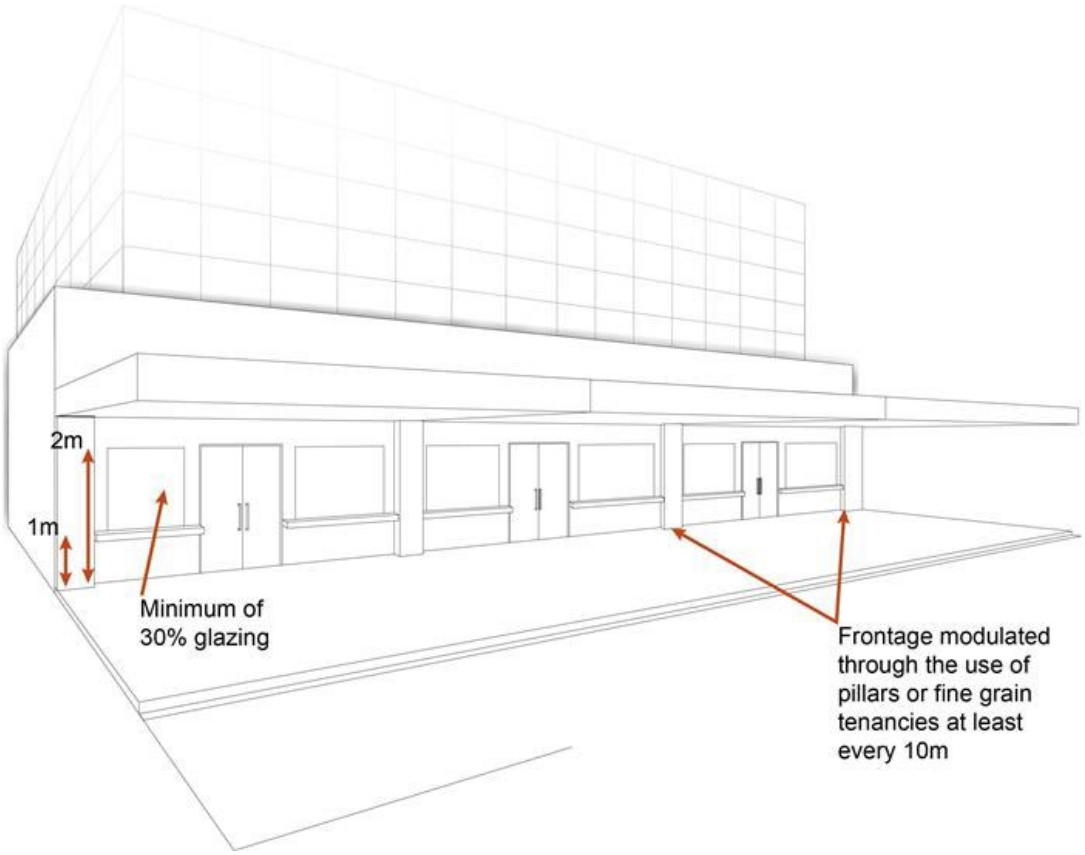
Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:
   i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
   ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or

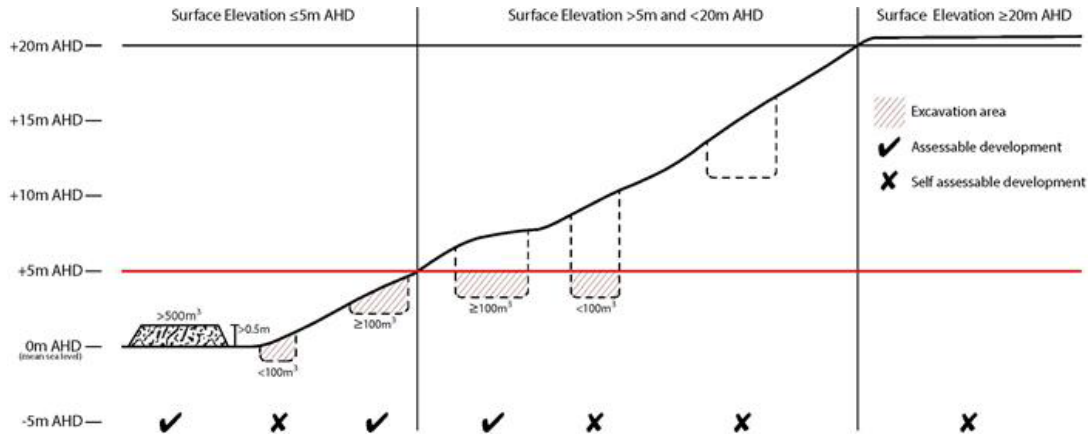
	iii. material change of use for a Tourist park with accommodation in the form of caravans or tents; or iv. material change of use for outdoor sales, outdoor processing or outdoor storage where involving combustible materials. AND b. none of the following exceptions apply: i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site. Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) — Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.
RAD40	External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) — Fire Hydrant Installations*. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005): a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
RAD41	A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
RAD42	On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) — Routine service of fire protection systems and equipment*.
RAD43	For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level;

	which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
RAD44	For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific requirements	
RAD45	N/A - This RAD has been deleted.
Home based business	
RAD46	Home based business(s) are fully enclosed within the existing dwelling or on-site structure.
RAD47	A maximum of 1 employee (not a resident) OR 2 customers OR customers from within 1 small rigid vehicle (SRV)or smaller are permitted on the site at any one time.
RAD48	Service and delivery vehicles do not exceed one Small Rigid Vehicle (SRV) at any one time.
RAD49	Vehicle parking for the Home based business on-site is limited to 1 car or Small Rigid Vehicle (SRV).
RAD50	Home based business(s) occupy an area of the existing dwelling or on-site structure not greater than 40m^2 gross floor area.
RAD51	Home based business(s) do not involve manufacturing. Note - Food businesses that are licensable by local government and only involve the manufacturing of non-potentially hazardous food are permitted. Definitions in the Food Act 2006 apply to this note.
RAD52	The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.
RAD53	The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day. Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.
RAD54	For a bed and breakfast, the use: a. is fully contained within the existing dwelling on-site; b. occupies a maximum of 2 bedrooms; c. includes the provision of a minimum of 1 meal per day; d. accommodates a maximum of 6 people at any one time. Note - For a Bed and Breakfast SO31 - SO38 above do not apply.
Sales office	
RAD55	Car parking spaces are provided in accordance with Table 6.2.3.2.2.5 ‘Car parking spaces’.
RAD56	Car parking and manoeuvring areas are designed and constructed in accordance with the Australian Standards AS2890.1.
RAD57	Sales office has direct vehicular access to a dedicated road constructed in accordance with Planning scheme policy - Integrated design.

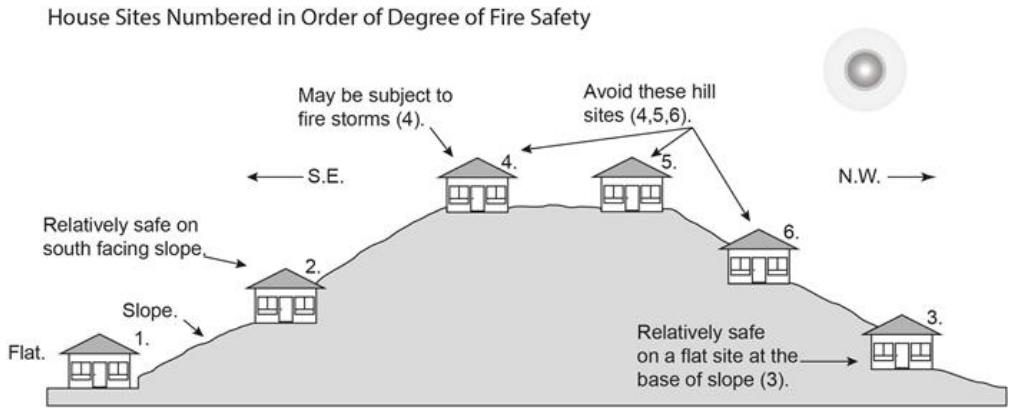
RAD58	Fencing adjoining a street (other than a laneway) or public open space does not exceed 1.2 metres in height.
RAD59	30% of the front façade of the building (excluding the garage and front door) is made up of windows/glazing.
RAD60	The Sales office has a clearly identifiable pedestrian entry that is visible and accessible from the primary frontage.
RAD61	The use of the premises for a Sales office is for a maximum of 2 years after the commencement of the use.
Telecommunications facility Editor's note - In accordance with the Federal legislation Telecommunications facilities must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
RAD62	A minimum area of 45m^2 is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
RAD63	The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
RAD64	Equipment shelters and associated structures are located: a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
RAD65	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD66	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD67	A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.
RAD68	All equipment comprising the telecommunications facility which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Retail, commercial and community uses	

RAD69	Where involving an extension (building work) in the front setback a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m. The minimum window/glazing is to remain uncovered and free of signage. Any tinting, signage or vinyl wrap applied to a glazed facade located at ground floor is to maintain visibility of the internal activity from the street and not obscure surveillance of the street. **Figure - Glazing** 
RAD70	Development does not result in a reduction in the number or standard of car parking spaces provided on the site except where a reduction is required for the provision of cycle parking.
RAD71	Where additional car parking spaces are provided they are not located between the frontage and the main building line.
RAD72	Where involving an extension (building work), bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy — Waste.
RAD73	Where involving an extension (building work) it does not result in a reduction in the amount or standard of established landscaping on-site.
RAD74	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of *Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting*. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
RAD75	Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
RAD76	Development does not involve a drive-through facility.

Values and constraints requirements
Note - The relevant values and constraints requirements do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.

Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)	
Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m^3 and 500m^3 respectively.	
RAD77	Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below 5m Australian Height Datum AHD, or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m AHD. 

Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)
Note - For the purposes of section 12 of the Building Regulation 2006, land identified as very high potential bushfire intensity, high potential bushfire intensity, medium potential bushfire intensity or potential impact buffer on the Bushfire hazard overlay map is the 'designated bushfire hazard area'. AS 3959-2009 Construction of buildings in bushfire hazard areas applies within these areas.

RAD78	a. Building and structures are: i. not located on a ridgeline ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard) b. Dwellings are located on east to south facing slopes.  (1 being the safest , 6 being the most hazardous.) From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.
RAD79	Buildings and structures have contained within the site: a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959.
RAD80	The length of driveway: a. to a public road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
RAD81	a. A reticulated water supply is provided by a distributer retailer for the area or, where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is provided and located within 10m of buildings and structures. b. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access to within 3m of that water storage source is provided.

	c. Where a tank is the nominated on-site fire fighting water storage source, it includes: i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 20mm (minimum) to accommodate suction lines.
RAD82	Development does not involve the manufacture or storage of hazardous chemicals.

Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)

Note - The following are excluded from the native clearing provisions of this planning scheme:

a. Clearing of native vegetation located within an approved development footprint;
b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
h. Grazing of native pasture by stock;
i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

Note - Definition for native vegetation is located in Schedule 1 Definitions.

Note - Native vegetation subject to this requirement primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.

Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.

Editors' Note - When clearing native vegetation within a MSES area, you may still require approval from the State government.

RAD83	Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house and all associated facilities* or an extension to an existing dwelling house only, and comprises an area no greater than 1500m^2. Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas. Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements. Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include: i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy — Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability.

	Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy — Environmental areas.
RAD84	No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer. This does not apply to the following: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD85	The following uses are not located within the 100m wide transport route buffer: a. Caretaker's accommodation, except where located in the Extractive industry zone; b. Community residence; c. Dual occupancy d. Dwelling house; e. Dwelling unit; f. Hospital; g. Rooming accommodation; h. Multiple dwelling; i. Non-resident workforce accommodation; j. Relocatable home park; k. Residential care facility; l. Resort complex; m. Retirement facility; n. Rural workers' accommodation; o. Short-term accommodation; p. Tourist park.
RAD86	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD87	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply) Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places	

also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
RAD88	Development is for the preservation, maintenance, repair and restoration of the site, object or building. This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character. Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
RAD89	A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy — Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan. This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.
RAD90	Development does not result in the removal of or damage to any significant tree identified on Overlay map — Heritage and landscape character and listed in Appendix 2 of Planning scheme policy — Heritage and landscape character.
RAD91	The following development does not occur within 20m of the base of any significant tree, identified on Overlay map — Heritage and landscape character and listed in Appendix 2 of Planning scheme policy — Heritage and landscape character: a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface prior to work commencing.
RAD92	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD93	Development does not: a. involve earthworks exceeding $50m^3$; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
RAD94	Buildings, excluding domestic outbuildings: a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
RAD95	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD96	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
RAD97	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD98	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.

RAD99	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
RAD100	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD101	On-site sewerage facilities in a Water supply buffer for a dwelling house include: a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD102	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD103	Development involving Permanent plantation within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD104	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD105	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD106	All habitable rooms located within an Electricity supply substation buffer are: a. located a minimum of 10m from an electricity supply substation ; and b. acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD107	Development for a material change of use or building work does not involve the construction of a building or structure in an Overland flow path area.
RAD108	Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy — Flood hazard, Coastal hazard and Overland flow
RAD109	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD110	Development for a material change of use or building work that involves a hazardous chemical ensures the hazardous chemicals is not located within an overland flow path area.
RAD111	Development for a material change of use or building work for a Park ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.

Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply) Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps — Riparian and wetland setbacks.	
RAD112	No development is to occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps — Riparian and wetland setbacks. Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations. Note - The minimum setback distance applies to the each side of waterway.

Part F - Criteria for assessable development - Transition precinct, developed lot

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part F, Table 6.2.3.2.2.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.3.2.2.2 Assessable development - Transition precinct, developed lot

Performance outcomes	**Examples that achieve aspects of the Performance Outcomes**
General criteria	
Servicing	
PO1 The site is a developed lot that is serviced with all local government networks including water and sewer.	No example provided.
Neighbourhood hubs	
PO2 The expansion (into adjoining lots) of existing neighbourhood hubs or the establishment of a new neighbourhood hub must: a. adjoin or address a park, public open space or include privately owned civic or forecourt space having a minimum area of 400m^2; b. be located on the corner of an arterial, sub-arterial or collector road; c. form a 'Main street' having a maximum length of 200m; d. be centrally located within an 800m radial catchment;	No example provided.

e. be separated from other neighbourhood hubs and centres by 1600m, measured from the centre of each neighbourhood hub or centre.	
Density	
~~**PO3**~~ ~~Within the:~~ ~~a. Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area', development occurs at a minimum site density of 45 dwellings per hectare.~~ N/A - This PO has been deleted.	~~No example provided.~~
PO3 Within the Walking distance (Centre) and Walking distance (Centre) and Walking distance (Train Station) overlay areas, development occurs at a minimum site density of 25 dwellings per hectare.	No example provided.
PO3A Rooming accommodation (where student accommodation) only occurs within the Walking distance (Centre) and Walking distance (Train Station) overlay areas at a minimum of 100 students per hectare of site area and does not exceed 300 students per hectare of site area.	No example Provided.
PO3B Outside the Walking distance (Centre) and Walking distance (Train Station) overlay areas, development occurs at a minimum site density of 15 dwellings per hectare and does not exceed 75 dwellings per hectare.	No example provided.
Building height (Residential uses)	
PO4 Buildings and structures have a height that: a. is consistent with the low to medium rise character of the Transition precinct; b. responds to the topographic features of the site, including slope and orientation; c. is not visually dominant or overbearing with respect to the streetscape, street conditions (e.g. street width) or adjoining properties; d. positively contributes to the intended built form of the surrounding area; Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution. e. responds to the height of development on adjoining land where contained within another precinct or zone. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E4** Building height does not exceed: ~~a.~~ a. that shown on Overlay map - Building heights, or ~~b. for lots identified in the Morayfield South urban area as shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' building height is within a minimum of 8.5m and a maximum of 21m;~~ ~~c.~~ b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m

Building height (Non-residential uses)	
PO5 The height of non-residential buildings does not adversely affect amenity of the area or of adjoining properties and positively contributes to the intended built form of the surrounding area. Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.	**E5** Building heights do not exceed that mapped on Overlay map - Building heights except for architectural features associated with religious expression on Place of worship and Educational establishment buildings.
Setbacks (Residential uses)	
PO6 Residential buildings and structures are setback to: a. be consistent with the low to medium density Transition character intended for the area, create more active frontages and maximise private open space at the rear; b. ensure development is not visually dominant or overbearing with respect to the streetscape and the adjoining sites; c. provide space for frontage landscaping and landscaped open space breaks between and around buildings to soften the built form, reduce urban heat island effects and support shaded outdoor living and active and passive recreation; d. provide space for communal and private open space areas that are of a size and dimension to be usable and functional; e. maintain the privacy of adjoining properties; f. ensure parked vehicles do not restrict pedestrian and traffic movement and safety; g. limit the length, height and openings of boundary walls to maximise privacy and amenity on adjoining properties; h. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure; i. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E6.1** Setbacks (excluding built to boundary walls) comply with ~~the following:~~ ~~a. if in the Morayfield South urban area shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' - Table 6.2.3.2.2.4 'Setbacks (Residential uses) - Morayfield South urban area'; or~~ ~~b. for all other areas -~~ Table 6.2.3.2.2.3 'Setbacks (Residential uses) ~~- All other areas'.~~ Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details). **E6.2** Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are: a. only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.3.2.2.4 b. of a length and height: ~~i. if in the Morayfield South urban area shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' -Table 6.2.3.2.6 Table 6.2.3.2.2.6 'Built to boundary walls (Residential uses) - Morayfield South urban area'; or~~ ~~ii. for all other areas -~~ Table 6.2.3.2.2.4 'Built to boundary walls (Residential uses) ~~- All other areas';~~ c. setback from the side boundary: i. if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm; d. on the low side of a sloping lot. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to

	boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.
Setbacks (Non-residential uses)	
PO7 Front setbacks ensure non-residential buildings address and actively interface with streets and public spaces.	**E7.1** For the primary frontage buildings are constructed: a. to the property boundary; or b. setback a maximum of 3m from the property boundary, where for the purpose of outdoor dining. **E7.2** For the secondary frontage, setbacks are consistent with adjoining buildings.
PO8 Side and rear setbacks cater for driveway(s), services, utilities and buffers required to protect the amenity of adjoining sensitive land uses and the development will not be visually dominant or overbearing with respect to adjoining properties.	No example provided.
Site cover (Residential uses)	
PO9 Residential buildings and structures will ensure that site cover: a. does not result in a site density that is inconsistent with the character of the area; b. does not result in an over development of the site; c. does not result in other elements of the site being compromised (e.g. setbacks, open space etc); d. reflects the low to medium density character intended for the area. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E9** Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.

Building height	**Lot Size**					
	300m² or less	**301-400m²**	**401-500m²**	**501-1000m²**	**1001-2500m²**	**Greater than 2501m²**
8.5m or less	70%	60%	60%	60%	60%	60%
> 8.5m -12.0m	50%	50%	60%	50%	50%	50%
Greater than 12.0m	N/A	N/A	N/A	50%	40%	40%

Note - Refer to Planning scheme policy - Residential design for method of calculation.

Car parking (Residential uses)	
PO9A Car parking spaces are provided on-site to meet the demands of residents and visitors.	**E9A** Car parking spaces are provided in accordance with the Residential uses code Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbour precinct), Emerging community zone (Transition precinct - Developed lot)'.
Movement network	
PO10	No example provided.

Development is designed to connect to and form part of the surrounding neighbourhood by providing interconnected street, pedestrian and cyclist pathways to adjoining development, nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space.	
PO11 Development provides and maintains the connections shown on~~:~~ ~~a. 'Figure 6.2.3.2.2.2 - Morayfield South' - Morayfield South;~~ ~~b.~~ 'Figure 6.2.3.2.2.3 - Narangba East' - Narangba East.	No example provided.
Water sensitive urban design	
PO12 Best practice Water Sensitive Urban Design (SWD) is incorporated within development sites adjoining street frontages to mitigate impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.	No example provided.
Sensitive land use separation	
PO13 Sensitive land uses within 250m of land in the Industry zone - General industry precinct must mitigate any potential exposure to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy — Noise.	**E13** Development is designed and operated to ensure that: a. it meets the criteria outlined in the Planning Scheme Policy — Noise; and b. the air quality objectives in the *Environmental Protection (Air) Policy 2008*, are met.
Amenity	
PO14 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.	No example provided.
Noise	
PO15 Noise generating uses do not adversely affect existing or potential noise sensitive uses. Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.	No example provided.
PO16	**E16.1**

Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning scheme policy - Integrated design for details and examples of noise attenuation structures.	Development is designed to meet the criteria outlined in the Planning Scheme Policy — Noise. **E16.2** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. Note - Refer to Planning scheme policy - Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map — Active transport for future active transport routes.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO17 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	No example provided.
Works criteria	
Utilities	
PO18 All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).	No example provided.
Access	

PO19 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No example provided.
PO20 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**E20.1** Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway. Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.
	E20.2 The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E20.3 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E20.4 The development layout allows forward vehicular access to and from the site.
PO21 Safe access is provided for all vehicles required to access the site.	**E21.1** Site access and driveways are designed, located and constructed in accordance with: a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design; b. where for a Council-controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	E21.2 Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with: a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking;

	b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; c. Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.
	E21.3 Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.
	E21.4 Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.
PO22 Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	**E22** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.
PO23 Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.	**E23.1** Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Refer to QUDM for requirements regarding trafficability.
	E23.2 Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.
Street design and layout	
PO24 Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions: a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities;	No example provided.

e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement (where relevant). Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	
PO25 The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development. Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs: ▪ Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; ▪ Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; ▪ Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; ▪ Residential development greater than 50 lots or dwellings; ▪ Offices greater than 4,000m^2 Gross Floor Area (GFA); ▪ Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; ▪ Warehouses and Industry greater than 6,000m^2 GFA; ▪ On-site carpark greater than 100 spaces; ▪ Development has a trip generation rate of 100 vehicles or more within the peak hour; ▪ Development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.	**E25.1** New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E25.2** Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable. **E25.3** The active transport network is extended in accordance with Planning scheme policy - Integrated design.

Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	
PO26 New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users. Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.	**E26** New intersection spacing (centreline — centreline) along a through road conforms with the following: a. Where the through road provides an access or residential street function: i. intersecting road located on same side = 60 metres; or ii. intersecting road located on opposite side = 40 metres. b. Where the through road provides a local collector or district collector function: i. intersecting road located on same side = 100 metres; or ii. intersecting road located on opposite side = 60 metres. c. Where the through road provides a sub-arterial function: i. intersecting road located on same side = 250 metres; or ii. intersecting road located on opposite side = 100 metres. d. Where the through road provides an arterial function: i. intersecting road located on same side = 350 metres; or ii. intersecting road located on opposite side = 150 metres. e. Walkable block perimeter does not exceed 500 metres. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this E.
PO27 All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.	**E27** Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following: **Situation** | **Minimum construction**

<table>
<tr><td rowspan="2">Note - Frontage roads include streets where no direct lot access is provided.

Note - The road network is mapped on Overlay map - Road hierarchy.

Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.

Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</td><td>Frontage road unconstructed or gravel road only;

OR

Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;

OR

Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td><td>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.

The minimum total travel lane width is:
a. 6m for minor roads;
b. 7m for major roads.</td></tr>
<tr><td colspan="2">Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.

Note - Construction includes all associated works (services, street lighting and linemarking).

Note - Alignment within road reserves is to be agreed with Council.

Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</td></tr>
<tr><td colspan="3">Stormwater</td></tr>
<tr><td rowspan="3">PO28
Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</td><td colspan="2">E28.1
The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</td></tr>
<tr><td colspan="2">E28.2
Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</td></tr>
<tr><td colspan="2">E28.3
Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.

Note - Development is to provide inter-allotment - QUDM level III drainage, including bunds, to all lots that have a gradient less than 1 in 100 (for the whole of the allotment) to the road. The inter-allotment drainage system (including easements) is provided</td></tr>
</table>

	in accordance with Planning scheme policy - Integrated design (Appendix C).
PO29 Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.	**E29.1** The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.
	E29.2 The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.
	E29.3 Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.
	E29.4 The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel. Note - Refer to QUDM for recommended average flow velocities.
PO30 Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.	**E30** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO31 Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.	No example provided.
PO32	No example provided.

Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	
PO33 Where development: a. is for an urban purpose that involves a land area of 2500m^2 or greater; and b. will result in: i. 6 or more dwellings; or ii. an impervious area greater than 25% of the net developable area, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	No example provided.
PO34 Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes. Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.	**E34** Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:

Pipe Diameter	**Minimum easement width (excluding access requirements)**
Stormwater pipe up to 825mm diameter	3.0m
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).

Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.

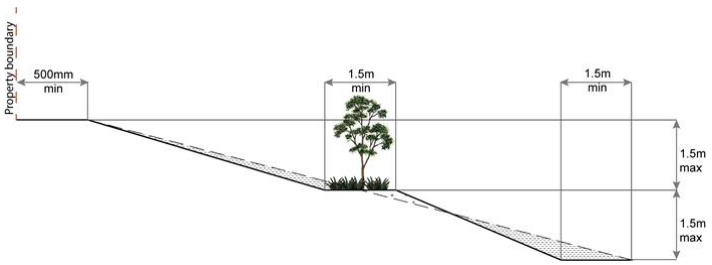
Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.

PO35 Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO36 Council is provided with accurate representations of the completed stormwater management works within residential developments.	**E36** "As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided. Note - Documentation is to include: a. photographic evidence and inspection date of the installation of approved underdrainage; b. copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; c. date of the final inspection.
Site works and construction management	
PO37 The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
PO38 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	**E38.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind; c. stormwater discharge rates do not exceed pre-existing conditions; d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; e. ponding or concentration of stormwater does not occur on adjoining properties.
	E38.2 Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E38.3

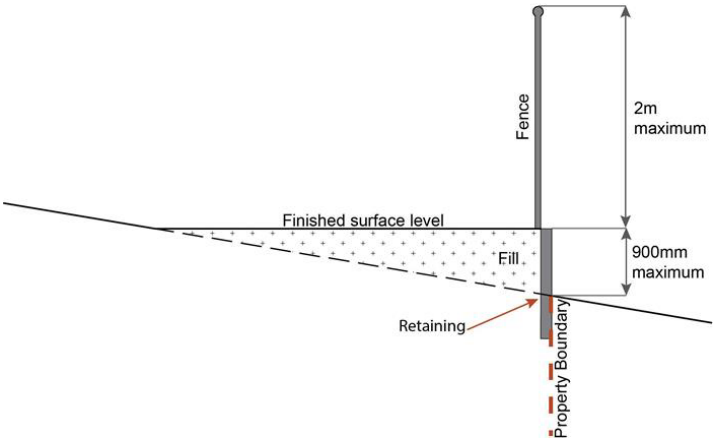
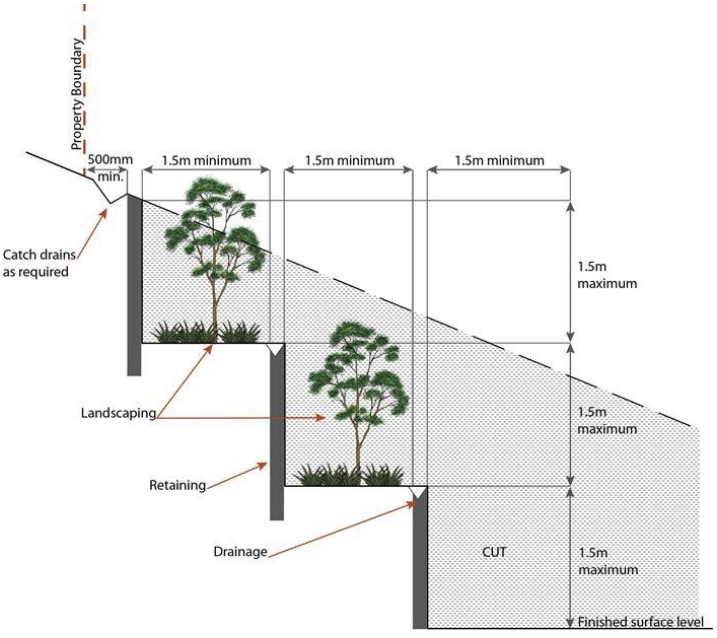
	The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.
	E38.4 Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.
PO39 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E39** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO40 All development works including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and: a. the aggregate volume of imported or exported material is greater than 1000m^3; or b. the aggregate volume of imported or exported material is greater than 200m^3 per day; or c. the proposed haulage route involves a vulnerable land use or shopping centre. Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.	**E40.1** Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
	E40.2 All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads.
	E40.3 Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
	E40.4 Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes. Note - The road hierarchy is mapped on Overlay map - Road hierarchy. Note - A dilapidation report may be required to demonstrate compliance with this E.
	E40.5 Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.

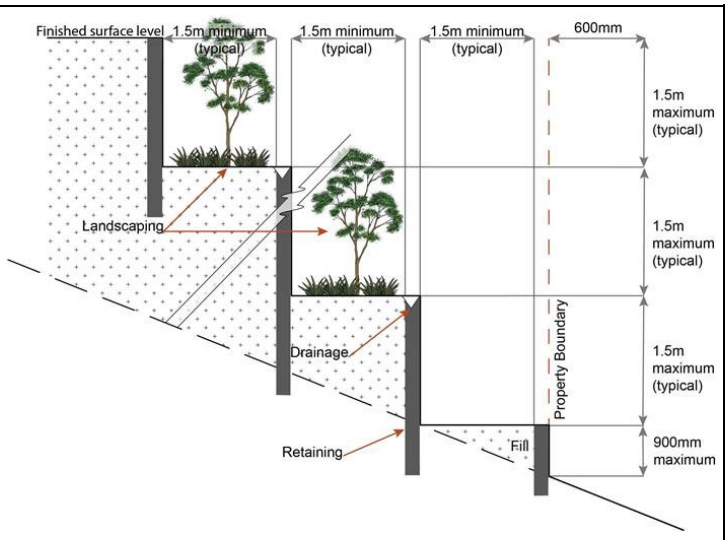
	Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.
	E40.6 Access to the development site is obtained via an existing lawful access point.
PO41 All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**E41** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. Note - These areas are to be maintained during any maintenance period to maximise grass coverage.
PO42 Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas. Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).	**E42** Soil disturbances are staged into manageable areas of not greater than 3.5 ha.
PO43 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**E43.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.
	E43.2 Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - The chipped vegetation must be stored in an approved location.
PO44 All development works are carried out at times which minimise noise impacts to residents.	**E44** All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays.

	Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.
PO45 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	No example provided.
Earthworks	
PO46 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).	**E46.1** All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
	E46.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.
	E46.3 Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.
	E46.4 All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.
	E46.5 All filling or excavation is contained on-site and is free draining.
	E46.6 All fill placed on-site is: a. limited to that area necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).
	E46.7 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

PO47 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E47** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO48 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act.	**E48.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act. **E48.2** Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.
PO49 Filling or excavation does not result in land instability. Note - Steep slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No example provided.
PO50 Filling or excavation does not result in: a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. any clearing of native vegetation.	No example provided.

Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	
PO51 Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.	**E51** Filling and excavation undertaken on the development site are shaped in a manner which does not: a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.

PO52 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents. Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.	**E52** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**  c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below. **Figure - Cut**  **Figure - Fill**

Fire services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:
   i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
   ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
   iii. material change of use for a Tourist park with accommodation in the form of caravans or tents; or
   iv. material change of use for outdoor sales, outdoor processing or outdoor storage where involving combustible materials.

AND

b. none of the following exceptions apply:
   i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
   ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.

Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) — Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.

PO53 Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another; e. considers the fire hazard inherent in the surrounds to the development site; f. is maintained in effective operating order.	**E53.1** External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) — Fire Hydrant Installations*. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005): a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);

Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.	c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
	E53.2 A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	E53.3 On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) — Routine service of fire protection systems and equipment*.
PO54 On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.	**E54** For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form;

	b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO55 Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.	**E55** For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific criteria	
Dual occupancies and Multiple dwellings located outside the Walking distance (Centre) and Walking distance (Train Station) overlay areas and the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area'	
PO56 Dual occupancies and Multiple dwelling are dispersed within the street to ensure they do not visually dominate the streetscape and: a. contribute to the diversity of dwelling types and built forms; b. are not the predominant built form; c. are limited to larger sites with dimensions and frontages that result in: i. generous on-site open space, landscaping and tree planting between and around buildings; ii. separation between driveways at frontages of the site and adjoining properties that allows on-street parking and street trees.	**E56.1** Dual occupancies are established on sites with: a. a minimum site area of 450m^2, where having two or more road frontages; or b. a minimum site area of 500m^2 and a minimum 15m primary frontage width. **E56.2** Multiple dwellings are established on sites with a minimum site area of 800m^2.
Rooming accommodation and Short-term accommodation	
PO57 Rooming accommodation and Short-term accommodation are only located within the Walking distance (Centre) or Walking distance (Train Station) overlay areas or the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area'.	No example provided.
Home based business	
PO58 The scale and intensity of the Home Based Business: a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand and on-site manoeuvring without	No example provided.

negatively impacting the streetscape or road safety; c. does not adversely impact on the amenity of the adjoining and nearby premises; d. remains ancillary to the residential use of the dwelling house e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; f. ensure employees and visitor to the site do not negatively impact the expected amenity of adjoining properties; g. ensure service and delivery vehicles do not negatively impact the amenity of the area.	
Major electricity infrastructure, Substation and Utility installation	
PO59 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E59.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **E59.2** A minimum 3^{m} wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.
PO60 Infrastructure does not have an impact on pedestrian health and safety.	**E60** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO61 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**E61** All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.
Sales office	
PO62 The sales office is designed to:	No example provided.

a. provide functional and safe access, manoeuvring areas and car parking spaces for the number and type of vehicles anticipated to access the site; b. complement the streetscape character while maintaining surveillance between buildings and public spaces; c. be temporary in nature. Note - Refer to Planning scheme policy - Integrated design for access and crossover requirements.	
Telecommunications facility Editor's note - In accordance with the Federal legislation Telecommunications facilities must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
PO63 Telecommunications facilities are co-located with existing telecommunications facilities, Utility installation, Major electricity infrastructure or Substation if there is already a facility in the same coverage area.	**E63.1** New telecommunication facilities are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.
	E63.2 If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site.
PO64 A new Telecommunications facility is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.	**E64** A minimum area of 45m^2 is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO65 Telecommunications facilities do not conflict with lawful existing land uses both on and adjoining the site.	**E65** The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
PO66 The Telecommunications facility does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E66.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.
	E66.2 In all other areas towers do not exceed 35m in height.
	E66.3 Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	E66.4 All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear

	boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site.
	E66.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	E66.6 A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
PO67 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**E67** An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.
PO68 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting.	**E68** All equipment comprising the Telecommunications facility which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Retail, commercial and community uses	
PO69 Community activities: a. are located to: i. cluster with other non-residential activities to form a neighbourhood hub (this may include being within or adjacent to an existing neighbourhood hub); or ii. if establishing a new neighbourhood hub (as described in the PO below); be on a main street; b. are located on allotments that have appropriate area and dimensions for the siting of: i. buildings and structures; ii. vehicle servicing, deliveries, parking, manoeuvring and circulation; iii. landscaping and open space including buffering. c. are of a small scale, having regard to the surrounding character; d. are serviced by public transport; e. do not negatively impact adjoining residents or the streetscape.	No example provided.

PO70 Retail and commercial uses within a neighbourhood hub are of a scale that provide for the convenience needs or localised services of the immediate neighbourhood and do not constitute the scale or function of a Local centre. Note - For the function and scale of a Local centre refer to Table 6.2.1.1 Moreton Bay centres network.	**E70** Retail and commercial uses within a neighbourhood hub consist of no more than: a. 1 small format supermarket with a maximum GFA of 1200m^2; b. 10 small format retail or commercial tenancies with a maximum GFA of 100m^2 each.
PO71 The expansion (into adjoining lots) of existing neighbourhood hubs or the establishment of a new neighbourhood hub must: a. adjoin or address a park, public open space or include privately owned civic or forecourt space having a minimum area of 400m^2; b. be located on the corner of an arterial, sub-arterial or collector road; c. form a 'Main street' having a maximum length of 200m; d. be centrally located within an 800m radial catchment; e. be separated from other neighbourhood hubs and centres by 1600m, measured from the centre of each neighbourhood hub or centre.	No example provided.
PO72 Corner stores may establish as standalone uses where: a. having a maximum GFA of 250m^2; b. the building adjoins the street frontage and has its main pedestrian entrance from the street frontage; c. not within 1600m of another corner store, neighbourhood hub or centre.	No example provided.
PO73 Service stations are located, designed and orientated to: a. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise; b. be in proximity of a neighbourhood hub or centre; c. not negatively impact active streets, public spaces or hubs of activity where the pedestrian safety and comfort is of high importance (e.g. in neighbourhood hubs and centres); d. not result in the fragmentation of active streets (e.g. site where active uses are located on adjoining lots); e. ensure the amenity of adjoining properties is protected; f. reduce the visual impact of the Service station from the streetscape while maintaining surveillance from the site to the street; g. minimise impacts on adjoining residential uses, to a level suitable relative to expected residential amenity of the area. (e.g. high order road in urban or next generation neighbourhood, likely to be noisy and not like suburban);	**E73.1** Service stations are located: a. adjoining or within 400m of: i. a neighbourhood hub identified on Overlay map - Community activities and neighbourhood hubs (not on a neighbourhood hub lot); or ii. a centre zone; b. on the corner lot of an arterial or sub-arterial road. **E73.2** Service stations are designed and orientated on site to: a. include a landscaping strip having a minimum depth of 1m adjoining all road frontages; b. building and structures (including fuel pump canopies) are setback a minimum of 3m from the primary and secondary frontage and a minimum of 5m from side and rear boundaries; c. include a screen fence, of a height and standard in accordance with a noise impact assessment (Note - Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise), on side and rear boundaries where adjoining land is able to contain a residential use;

h. provide ancillary uses that meet the convenience needs of users.	d. not include more than 2 driveway crossovers.
PO74 Non-residential uses (excluding a Service station) address and activate streets and public spaces by: a. ensuring buildings and individual tenancies address street frontage(s), civic space and other areas of pedestrian movement; b. new buildings adjoin or are within 3m of the primary frontage(s), civic space or public open space; c. locating car parking areas and drive-through facilities behind or under buildings to not dominate the street environment; d. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. The use of windows or glazing and avoiding blank walls with the use of sleeving); e. providing visual interest to the façade (e.g. Windows or glazing, variation in colour, materials, finishes, articulation, recesses or projections); f. establishing and maintaining human scale.	No example provided.
PO75 All buildings exhibit a high standard of design and construction, which: a. add visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enable differentiation between buildings; c. contribute to a safe environment; d. incorporate architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning); e. include building entrances that are readily identifiable from the road frontage; f. locate and orientate to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. incorporate appropriate acoustic treatments, having regard to any adjoining residential uses; h. facilitate casual surveillance of all public spaces.	No example provided.
PO76 Development provides functional and integrated car parking and vehicle access, that: a. prioritises the movement and safety of pedestrians between the street frontage and the entrance to the building; b. provides safety and security of people and property at all times; c. does not impede active frontage and active transport options; d. does not impact on the safe and efficient movement of traffic external to the site;	No example provided.

e. is consolidated and shared with adjoining sites wherever possible.	
PO77 The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are: a. located along the most direct route between building entrances, car parks and adjoining uses; b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. are of a width to allow safe and efficient access for prams and wheelchairs.	No example provided.
PO78 The number of car parking spaces is managed to: a. avoid significant impacts on the safety and efficiency of the road network; b. avoid an oversupply of car parking spaces; c. avoid the visual impact of large areas of open car parking from road frontages and public areas; d. promote active and public transport options; e. promote innovative solutions, including on-street parking and shared parking areas. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	**E78.1** Car parking is provided in accordance with 'Table 6.2.3.2.2.5 'Car parking spaces''. Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards. **E78.2** All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.
PO79 a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: i. the projected population growth and forward planning for road upgrading and development of cycle paths; or ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or iii. the condition of the road and the nature and amount of traffic	**E79.1** Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number). **Use** / **Minimum Bicycle Parking** Residential uses comprised of dwellings — Minimum 1 space per dwelling All other residential uses — Minimum 1 space per 2 car parking spaces identified in Schedule 7 — car parking Non-residential uses — Minimum 1 space per 200m^2 of GFA Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. **E79.2** Bicycle parking is: a. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*;

potentially affecting the safety of commuters.

Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.

Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.

b. protected from the weather by its location or a dedicated roof structure;
c. located within the building or in a dedicated, secure structure for residents and staff;
d. adjacent to building entrances or in public areas for customers and visitors.

Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.

Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.

Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.

E79.3
For non-residential uses, storage lockers:
a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number);
b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).

Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities.

Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.

E79.4
For non-residential uses, changing rooms:
a. are provided at a rate of 1 per 10 bicycle parking spaces;
b. are fitted with a lockable door or otherwise screened from public view;
c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:

Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required
1-5	Male and female	1 unisex change room	1	1 closet pan	1
6-19	Female	1	1	1 closet pan	1
	Male	1	1	1 closet pan	1

	20 or more	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
		Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
	Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head. Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1). d. are provided with: i. a mirror located above each wash basin; ii. a hook and bench seating within each shower compartment; iii. a socket-outlet located adjacent to each wash basin. Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.					
PO80 Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.	**E80** Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.					
PO81 On-site landscaping is provided, that: a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. retains mature trees wherever possible;	No example provided.					

d. does not create safety or security issues by creating potential concealment areas or interfering with sight lines; e. maintains the achievement of active frontages and sight lines for casual surveillance. Note - All landscaping is to accord with Planning scheme policy - Integrated design.	
PO82 Surveillance and overlooking are maintained between the road frontage and the main building line.	**E82** No fencing is provided forward of the building line.
PO83 Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residential and other sensitive land uses.	No example provided.
PO84 The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.	**E84** Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.

Values and constraints criteria

Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.

Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)

Note - To demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer. Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils.

PO85 Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development: a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	**E85** Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)

Note - To demonstrate achievement of the performance outcomes, a bushfire management plan is prepared by a suitably qualified person. Guidance for the preparation of a bushfire management plan is provided in Planning scheme policy — Bushfire prone areas.

Note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.

PO86 Development:	**E86.1** Buildings and structures are: a. not located on a ridgeline;

a. minimises the number of buildings and people working and living on a site exposed to bushfire risk; b. ensures the protection of life during the passage of a fire front; c. is located and designed to increase the chance of survival of buildings and structures during a bushfire; d. minimises bushfire risk from build up of fuels around buildings and structures; e. ensure safe and effective access for emergency services during a bushfire.	b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); c. dwellings are located on east to south facing slopes. **E86.2** Buildings and structures have contained within the site: a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959
PO87 Development and associated driveways and access ways: a. avoid potential for entrapment during a bushfire; b. ensure safe and effective access for emergency services during a bushfire; c. enable safe evacuation for occupants of a site during a bushfire.	**E87** A length of driveway: a. to a road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
PO88 Development provides an adequate water supply for fire-fighting purposes.	**E88** a. a reticulated water supply is provided by a distributer retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures.

	c. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access is provided to within 3m of that water storage source. d. Where a tank is the nominated on-site fire fighting water storage source, it includes: i. a hardstand area allowing medium rigid vehicles (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines.
PO89 Development: a. does not present unacceptable risk to people or environment due to the impact of bushfire on dangerous goods or combustible liquids; b. does not present danger or difficulty to emergency services for emergency response or evacuation. Editor's note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.	**E89** Development does not involve the manufacture or storage of hazardous chemicals.

Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)

Note — The following are excluded from the native vegetation clearing provisions of this planning scheme:

a. Clearing of native vegetation located within an approved development footprint;
b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
h. Grazing of native pasture by stock;
i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development

Note - Definition for native vegetation is located in Schedule 1 Definitions.

Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.

Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity	
PO90 Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that: a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. * Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.	No example provided.
PO91 Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by: a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy — Environmental areas.	No example provided.
Vegetation clearing and habitat protection	
PO92 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO93 Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:	No example provided.1

a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	
PO94 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No example provided.
Vegetation clearing and soil resource stability	
PO95 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	
PO96 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry and animal keeping activities.	No example provided.
PO97 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
PO98 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects	No example provided.

or the loss or degradation of biodiversity values within the environment.	
PO99 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	No example provided.
PO100 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO101 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.	No example provided.
Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	
PO102 Development: a. does not increase in the number of people living in close proximity to a transport route and being	**E102** The following uses are not located within the 100m wide transport route buffer: a. Caretaker's accommodation, except where located in the Extractive industry zone;

subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes.	b. Community residence; c. Dual occupancy; d. Dwelling house; e. Dwelling unit; f. Hospital; g. Rooming accommodation; h. Multiple dwelling; i. Non-resident workforce accommodation; j. Relocatable home park; k. Residential care facility; l. Resort complex; m. Retirement facility; n. Rural workers' accommodation; o. Short-term accommodation; p. Tourist park.
PO103 Development: a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.	**E103.1** Development does not create a new vehicle access point onto an Extractive resources transport route. **E103.2** A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter. Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy — Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites. Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
PO104 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building;	**E104** Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value. Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.

d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	
PO105 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	No example provided.
PO106 Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.	No example provided.
PO107 Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality. Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.	**E107** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 — Pruning of Amenity Trees.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy — Landslide hazard.	
PO108 Development: a. maintains the safety of people and property on a site and neighbouring sites from landslides;	**E108** Development does not: a. involve earthworks exceeding 50m^3;

b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow if surface or groundwater e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape.	b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
PO109 Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by: a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse visual impact on the landscape character ; d. Protect the amenity of adjoining properties.	**E109** Buildings, excluding domestic outbuildings: a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
PO110 Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure: a. the long-term stability of the development site considering the full nature and end use of the development; b. site stability during all phases of construction and development; c. the development is not adversely affected by landslide activity originating on sloping land above the site; d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide.	**E110** Development does not involve the manufacture, handling or storage of hazardous chemicals.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
PO111 Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.	**E111.1** Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.
	E111.2 Incineration or burial of waste within a Water supply buffer is not undertaken onsite.
	E111.3 Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located

	in roofed and bunded areas, for disposal by a licenced contractor.
	E111.4 Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.
	E111.5 Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
PO112 On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality. Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.	**E112** Secondary treated wastewater treatment systems within a Water supply buffer include: a. emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; b. back up pump installation and backup power; c. MEDLI modelling to determine irrigation rates and sizing of irrigation areas; d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
PO113 Development within a Bulk water supply infrastructure buffer is located, designed and constructed to: a. protect the integrity of the water supply pipeline; b. maintain adequate access for any required maintenance or upgrading work to the water supply pipeline;	**E113** Development: a. does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; b. involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
PO114 Development is located and designed to maintain required access to Bulk water supply infrastructure.	**E114** Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
PO115 Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	**E115** Habitable rooms: a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply supply substation are acoustically insulted to achieve the noise levels listed in Schedule 1,

	Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. Note - Habitable room is defined in the Building Code of Australia (Volume 1)
PO116 Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment. Note - To demonstrate achievement of the performance outcome, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing an noise impact assessment report is provided in Planning scheme policy — Noise. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	No example provided.
PO117 Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development: a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.	**E117** Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.
PO118 Development within a Pumping station buffer is located, designed and constructed to: a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.	**E118** Development does not involve the construction of any buildings or structures within a Pumping station buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO119 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other	No example provided.

premises, public land, watercourses, roads or infrastructure.	
PO120 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy — Flood hazard, Coastal hazard and Overland flow.	No example provided.
PO121 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO122 Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises.	**E122** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
PO123 Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot.	**E123** Development which is not in a Rural zone that an overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot.
PO124 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained.	**E124.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area — Level III; b. Rural area — N/A; c. Industrial area — Level V; d. Commercial area — Level V.

Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy — Flood hazard, Coastal hazard and Overland flow	**E124.2** Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO125 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Additional criteria for development for a Park	
PO126 Development for a Park ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**E126** Development for a Park ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks	
PO127 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	**E127** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps — Riparian and wetland setbacks.

Table 6.2.3.2.2.3 Setbacks (Residential uses) ~~- All other areas~~

Height of wall	Frontage primary	Frontage secondary to street	Frontage secondary to lane	Side non-built to	Rear To OMP and wall	Trafficable water body

	To wall	To OMP	To covered car parking space*	To wall	To OMP	To covered car parking space*	To OMP, wall and covered car parking space*	boundary wall To OMP and wall		To OMP and wall
Less than 4.5m	Min 4m	Min 3m	Min 5.4m	Min 2m	Min 1m	Min 5.4m	Min 0.5m	Min 1.5m	Min 1.5m	Min 4.5m
4.5m to 8.5m	Min 4m	Min 3m	N/A	Min 2m	Min 1m	N/A	Min 0.5m	Min 2m	Min 2m	Min 4.5m
Greater than 8.5m	Min 6m	Min 5m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Min 2m up to 8.5m in height; plus 0.5m for every 3m in height (or storey) or part thereof over 8.5m	Min 5m	Min 4.5m

Note - * Does not apply to basement car parking areas.

~~Table 6.2.3.2.2.4 Setbacks (Residential uses) – Morayfield South urban area~~

~~Height of wall~~	~~Frontage primary~~			~~Frontage secondary to street~~			~~Frontage secondary to lane~~	~~Side non-built to boundary wall To OMP and wall~~	~~Rear To OMP and wall~~	~~Trafficable water body To OMP and wall~~
	~~To wall~~	~~To OMP~~	~~To covered car parking space*~~	~~To wall~~	~~To OMP~~	~~To covered car parking space*~~	~~To OMP, wall and covered car parking space*~~			
~~Less than 4.5m~~	~~Min 1m~~	~~Min 1m~~	~~Min 5.4m~~	~~Min 1m~~	~~Min 1m~~	~~Min 5.4m~~	~~Min 0.5m~~	~~Min 1.5m~~	~~Min 1.5m~~	~~Min 4.5m~~
~~4.5 to 8.5m~~	~~Min 1m~~	~~Min 1m~~	~~N/A~~	~~Min 1m~~	~~Min 1m~~	~~N/A~~	~~Min 0.5m~~	~~Min 2m~~	~~Min 2m~~	~~Min 4.5m~~
~~Greater than 8.5m~~	~~Min 5m~~	~~Min 3m~~	~~N/A~~	~~Min 2m~~	~~Min 1m~~	~~N/A~~	~~Min 0.5m~~	~~Min 2m up to 8.5m in height; plus 0.5m for every 3m in height (or storey) or part thereof over 8.5m~~	~~Min 5~~	~~Min 4.5m~~

~~Note - * Does not apply to basement car parking areas.~~

Table 6.2.3.2.2.4 Built to boundary walls (Residential uses) ~~- All other areas~~

Lot frontage width	Mandatory / optional	Length and height of built to boundary wall
		Transition precinct ~~- all other areas~~
Less than 7.5m	Mandatory - both sides unless a corner lot	Max Length: 80% of the length of the boundary Max Height: 7.5m
7.5m to 12.5m	Mandatory - one side	Max Length: 60% of the length of the boundary Max Height: 7.5m
Greater than 12.5m to 18m	Optional: i. on 1 boundary only; ii. where the built to boundary wall adjoins a lot with a frontage less than 18m.	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 7.5m
Greater than 18m	Not permitted.	

~~**Table 6.2.3.2.2.6 Built to boundary walls (Residential uses) - Morayfield South urban area**~~

~~Lot frontage width~~	~~Mandatory / Optional~~	~~Length and height of built to boundary wall~~
		~~Transition precinct - Morayfield South urban area~~
~~Less than 7.5m~~	~~Mandatory - both sides unless a corner lot~~	~~Max Length: 80% of the length of the boundary~~ ~~Max Height: 8.5m~~
~~7.5m to 12.5m~~	~~Mandatory - one side~~	~~Max Length: 70% of the length of the boundary~~ ~~Max Height: 10.5m~~
~~Greater than 12.5m to 18m~~	~~Optional:~~ ~~i. on 1 boundary only;~~ ~~ii. where the built to boundary wall adjoins a lot with a frontage less than 18m.~~	~~Max Length: the lesser of 15m or 60% of the length of the boundary~~ ~~Max Height: 10.5m~~
~~Greater than 18m~~	~~Not permitted.~~	

Table 6.2.3.2.2.5 Car parking spaces

Site proximity	Land use	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided
Within 800m walking distance of a Higher order centre	Non-residential	1 per 30m^2 GFA	1 per 50m^2 GFA
Other (Wider catchment)	Non-residential	1 per 20m^2 GFA	1 per 30m^2 GFA

Note - Car parking rates are to be rounded up to the nearest whole number.

~~**Figure 6.2.3.2.2.2 - Morayfield South**~~

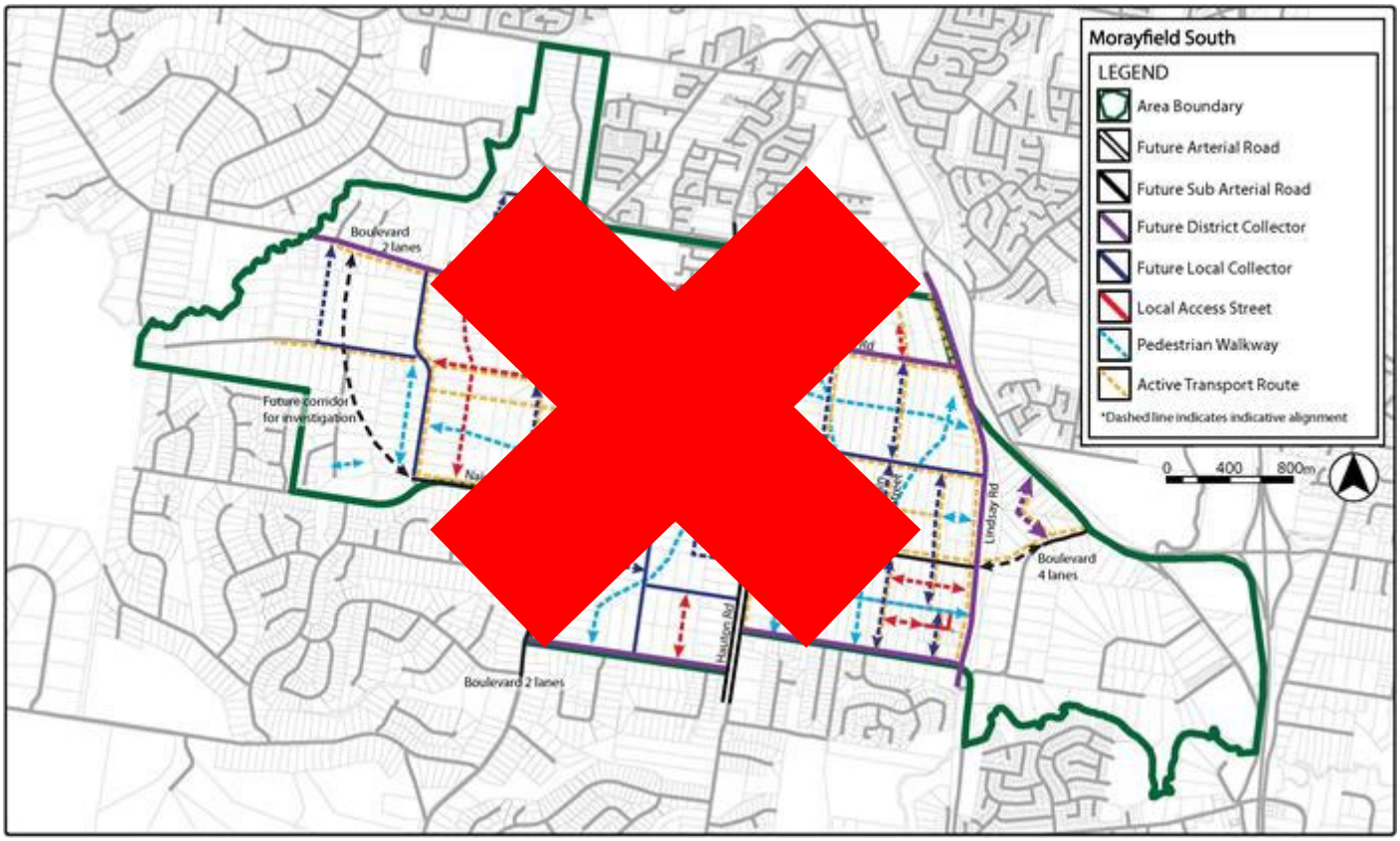
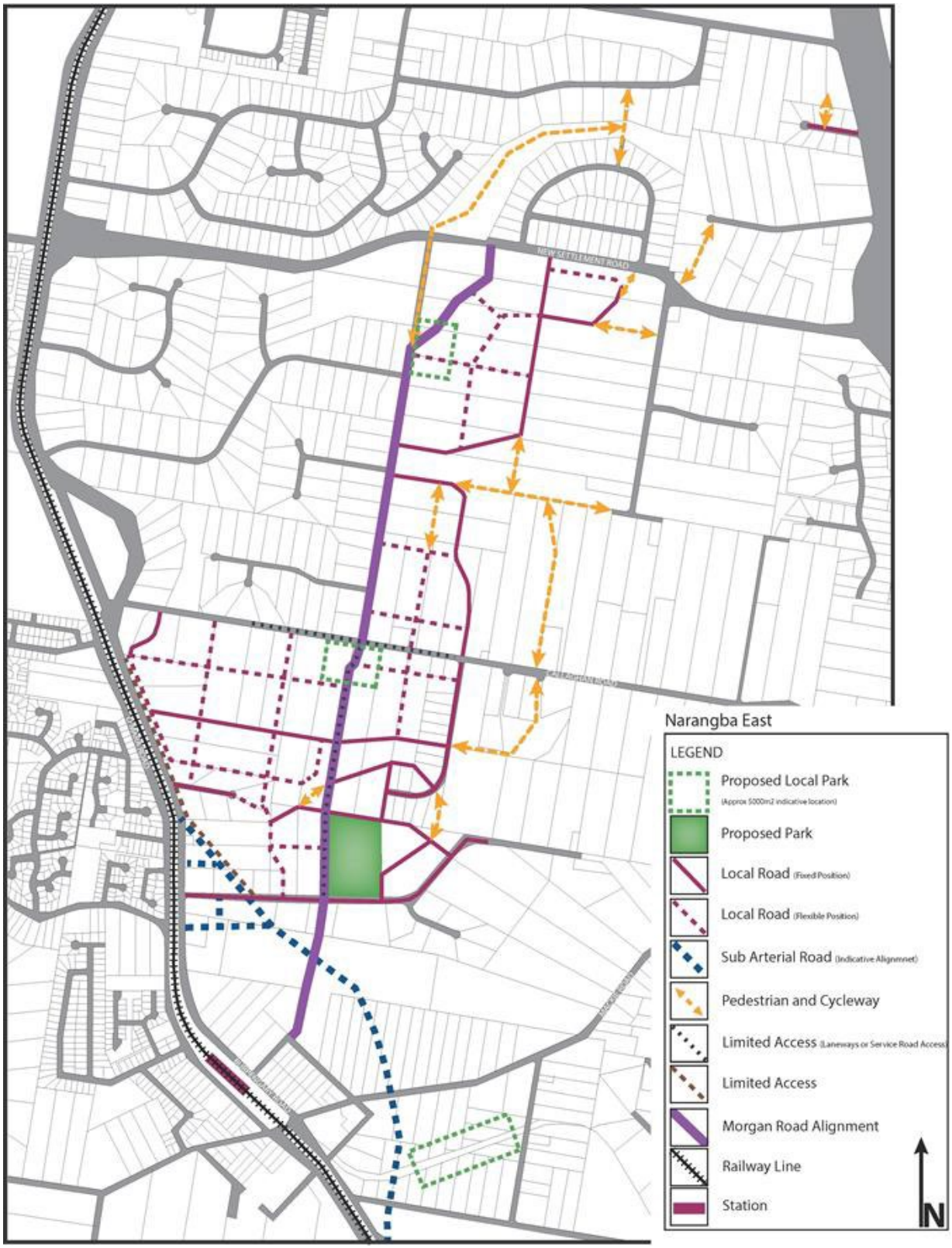


Figure 6.2.3.2.2.3 - Narangba East



6.2.3.3 Morayfield South precinct

6.2.3.3.1 Developed lots

6.2.3.3.1 Purpose - Morayfield South precinct, Developed lot

1. For uses on developed lots that are serviced with all local government networks including water and sewer, the purpose of the Emerging community zone - Morayfield South precinct will be achieved through the following overall outcomes:

Overall outcomes applicable to all development in the Morayfield South precinct

a. Development outcomes are consistent with Figure 6.2.3.3.1 - Morayfield South Structure Plan so that development occurs in an integrated manner to create a liveable community where infrastructure, services and urban amenities are provided.

> Editor's note - An indication of the potential development infrastructure required is spatially identified on Figure 6.2.3.3.1 - Morayfield South Structure Plan to provide an indicative illustration of intended infrastructure network outcomes. To avoid any doubt, the infrastructure items shown on Figure 6.2.3.3.1 - Morayfield South Structure Plan are preliminary and conceptual only; detailed infrastructure planning will be required as part of any development application, and additional development infrastructure, services or corridors may be required to meet the Structure Plan intent or other assessment benchmarks applying.

b. Development provides development infrastructure in safe, effective, efficient, timely, financially sustainable, equitable and coordinated manner for all local government infrastructure networks including roads, active transport, stormwater, community facilities and open space.

> Editor's note - Figure 6.2.3.3.1 - Morayfield South Structure Plan contains indicative infrastructure requirements. Local infrastructure (such as local parks, connecting street networks, etc.) will also be required at a more detailed site level to meet assessment benchmarks for each development proposal.

c. Development protects and does not compromise the function and effective delivery of future transport infrastructure required to service the Morayfield South precinct and other growth areas to increase overall connectivity and accessibility throughout the City.

> Editor's note - Future transport infrastructure includes, but may not be limited to, the proposed Blewers Road Overpass as identified on Figure 6.2.3.3.1 - Morayfield South Structure Plan and in the Strategic framework.

d. Development only occurs on a developed lot that is serviced by all local government networks including water and sewer.

Overall Outcomes applicable to development in the Next generation neighbourhood sub-precinct and the Urban neighbourhood sub-precinct

Editor's note - The Next generation neighbourhood sub-precinct and the Urban neighbourhood sub-precinct are identified on Planning Scheme Map - Morayfield South Sub-Precincts.

e. Neighbourhoods are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity.

f. The Next generation neighbourhood sub-precinct and Urban neighbourhood sub-precinct will have a mix of housing forms, sizes and tenure, providing choice and affordability for different lifestyles and life stages to meet diverse community needs.

g. Development in the Next generation neighbourhood sub-precinct comprises:

i. Dwelling houses on a wide range of different lot sizes;
ii. Dual occupancies and Multiple dwellings that contribute to the diversity of housing options but are dispersed to ensure that do not visually dominate the streetscape;

iii. a minimum site density of 15 dwellings per hectare
iv. site densities of Multiple dwellings and other higher density housing types result in:
v. built form outcomes that sensitively integrate with the intended character of the streetscape;
vi. the creation of walkable neighbourhoods with higher site densities located near public transport stops or stations, local centres, neighbourhood hubs and parks;

Editor's note - Figure 6.2.3.3.1 - Morayfield South Structure Plan identifies indicative locations of local centres, neighbourhood hubs and district recreation parks in the Morayfield South precinct.

vii. an overall net residential density that reflects the sub-precinct's reduced level of accessibility and service by public transport and centres;
viii. Relocatable home parks, Residential care facilities and Retirement facilities where they have a built form that can sensitively integrate with the primary housing types intended.

h. The Urban neighbourhood sub-precinct will mainly be comprised of a series of residential neighbourhoods that will each achieve a minimum site density of 45 dwellings per hectare and can support the provision of local services.

i. Development in the Urban neighbourhood sub-precinct maximises the efficient use of land through appropriate built form and land use intensity. Land is to be developed to an intensity that will capitalise on the site's proximity to services and public transport.

j. The scale and density of development in the Urban neighbourhood sub-precinct facilitates an efficient land use pattern that supports compact, walkable and sustainable communities that are well connected to centres, community and social infrastructure.

k. The design, siting and construction of residential uses are to:

i. contribute to an attractive streetscape with priority given to pedestrians and space for deep planting at site frontages;
ii. encourage passive surveillance of public spaces;
iii. results in privacy and residential amenity consistent with:

A. where in the Next generation neighbourhood sub-precinct, the low to medium density residential character intended for the area; or
B. where in the Urban neighbourhood sub-precinct, the medium to high density residential character intended for the area;

iv. provide a diverse and attractive built form;
v. orientate with the street;
vi. incorporate sub-tropical urban design principles that respond to local climatic conditions;
vii. incorporate sustainable practices including maximising energy efficiency and water conservation;
viii. incorporate natural features and respond to site topography;
ix. where in the Next generation neighbourhood sub-precinct, ensure hardstand areas do not dominate the streetscape and space is provided for street trees and on-street parking between driveways;
x. where in the Urban neighbourhood sub-precinct, provide car parking on-site to meet resident and visitor demands, to preserve and protect the operational efficiency and amenity of residential streets;
xi. be of a scale and form consistent with:

A. where in the Next generation neighbourhood sub-precinct, the low to medium density residential character intended for the sub-precinct; or
B. where in the Urban neighbourhood sub-precinct, the medium to high density residential character intended for of the sub-precinct.

xii. where in the Next generation neighbourhood sub-precinct, ensure domestic outbuildings are subordinate in appearance and function to the dwelling;
xiii. provide urban services such as reticulated water, sewerage, sealed roads, parks and other identified infrastructure.

l. Non-residential uses take the form of:

i. where in the Next generation neighbourhood sub-precinct, community activities, corner stores and neighbourhood hubs;
ii. where in the Urban neighbourhood sub-precinct, community activities, large-medium scale office activities, corner stores, mixed used buildings and local centres.

m. The design, siting and construction of non-residential uses in the Next generation neighbourhood sub-precinct and Urban neighbourhood sub-precinct:

i. maintains a human scale, through appropriate building heights and form;
ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces (excluding Service stations);
iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces;
iv. promotes active transport options and ensures an oversupply of car parking is not provided;
v. locates car parking so as not to dominate the street;
vi. does not result in large internalised shopping centres (e.g. large blank external walls with tenancies only accessible from within the building) surrounded by expansive areas of surface car parking.

n. Community activities:

i. establish in a location that may be serviced by public transport;
ii. do not negatively impact adjoining residents or the streetscape;
iii. do not undermine the viability of existing or future centres.

o. Retail and commercial activities (excluding Service stations, and not for a stand-alone large-medium scale office, corner store or mixed use building) in the Next generation neighbourhood sub-precinct:

i. cluster with other non-residential uses (excluding corner stores) forming a neighbourhood hub;
ii. are centred around a 'Main Street' central core fostering opportunities for social and economic exchange;
iii. are of a small scale, appropriate for a neighbourhood hub.

Note - Retail and commercial uses that will result in a new or existing neighbourhood expanding to a scale and function consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment benchmarks.

iv. do not negatively impact adjoining residents or streetscape
v. are subordinate in function and scale to all centres within the region.

p. Neighbourhood hub expansion (into adjoining lots) or the establishment of a new neighbourhood hub only occurs where:

i. where identified on Figure 6.2.3.3.1 - Morayfield South Structure Plan;
ii. it is of a scale that remains subordinate to all centres in the Morayfield South precinct and region;

Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function more consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment criteria.

iii. the expansion (into adjoining lots) will strengthen the existing neighbourhood hub as an important neighbourhood activity node;
iv. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. New neighbourhood hubs are to service a currently unserviced catchment.
v. for a new neighbourhood hub, it is located on a sub-arterial or collector road;
vi. they are appropriately designed and located to include active frontages around a 'main street' core and are staged where relevant to retain key (highly accessible) sites for a long term development.

q. Service stations:

i. establish where they will not disrupt, fragment or negatively impact active frontages (e.g. within a neighbourhood hub);
ii. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise;
iii. establish in locations that will not have a negative impact on the street environments intended to include active frontages (e.g. Neighbourhood hubs or centres);
iv. do not negatively impact adjoining residents or the streetscape;
v. ancillary uses or activities only service the convenience needs of users.

r. Corner stores may establish as a standalone use (not part of a Neighbourhood hub) where:

i. the store is of a scale that remains subordinate to all centres and neighbourhood hubs within the region
ii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. The corner store should not be within 1600m of another existing corner store, neighbourhood hub or centre measured from the centre of the corner store, neighbourhood hub or centre;
iii. they are appropriately designed and located to include active frontages.

s. Mixed use buildings in the Urban neighbourhood sub-precinct provide for a mix of uses that activate the sub-precinct at different times of the day and week to create a vibrant environment and may incorporate large-medium scale office activities and some retail and commercial activities (not part of a neighbourhood hub or a corner store) where:

i. forming part of a mixed use building with residential uses;
ii. within 800m walking distance of high frequency public transport (e.g. train station);
iii. the office component is of a large-medium scale providing an employment rate of at least 57 jobs per 1000m2;
iv. retail uses are located at the ground level to service convenience needs only, they are of a small scale to complement rather than compete with centres and consist of food and drink outlet, a small convenience store, personal services, specialty stores and do not include a full-line supermarket, department store (including a discount department store) or showroom;
v. development for uses that support high dependency on cars is not accommodated;
vi. development protects residential amenity commensurate with its location;
vii. they are appropriately designed and located to include an active frontage.

t. Large-medium scale offices may establish as stand-alone uses in the Urban neighbourhood sub-precinct providing local employment opportunities where with easy walking distance of high frequency public transport.

u. Home based business can only be established where the scale and intensity of the activity does not detrimentally impact upon the character and amenity associated with the surrounding area. Specifically, Home based business does not include the sale or restoration of more than 4 vehicles in any calendar year or, undertake a mechanical repairs or panel beating activity associated with a business at the subject premises.

v. Development in the Next generation neighbourhood sub-precinct includes 1 or more of the following (where consistent with the overall outcomes and performance outcomes of the Next generation neighbourhood sub-precinct in this code):

• Child care centre • Clubs • Community care centre • Community residence • Community use • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Health care services	• Home based business • Multiple dwelling • Place of worship • Relocatable home park • Residential care facility • Retirement facility	• Sales office • Shop - if for a corner store • Where in a Neighbourhood hub: - Food and drink outlet - Hardware and trade supplies - Health care services - Indoor sport and recreation - for a gymnasium - Office - Service Industry - Shop - Shopping centre - Veterinary services

w. Development in the Next generation neighbourhood sub-precinct does not include any of the following:

• Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Cemetery • Crematorium • Cropping • Detention facility • Extractive industry • Hardware and trade supplies - if 250m2 GFA or more	• High impact industry • Hotel • Intensive animal industry • Intensive horticulture • Low impact industry • Marine industry • Medium impact industry • Motor sport facility • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Outdoor sales • Permanent plantation	• Port services • Renewable energy facility • Research and technology industry • Rural industry • Rural workers' accommodation • Showroom • Special industry • Theatre • Tourist attraction • Transport depot • Warehouse • Wholesale nursery • Winery

x. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone, precinct and sub-precinct.

y. Development in the Urban neighbourhood sub-precinct includes 1 or more of the following (where consistent with the overall outcomes and performance outcomes of the Urban neighbourhood sub-precinct in this code):

• Bar • Child care centre	• Home based business • Hotel	• Tourist park

• Club • Community care centre • Community residence • Community use • Dwelling unit • Educational establishment • Emergency services • Health care service	• Multiple dwelling • Office • Place of worship • Residential care facility • Retirement facility • Rooming accommodation • Shop - if for a corner store or part of a mixed use building. • Short-term accommodation	• Where part of a mixed use building: - - Food and drink outlet - Hardware and trade supplies - Health care service - Indoor sport and recreation - for a gymnasium - Office - Service industry - Shop - Shopping centre - Veterinary services

z. Development in the Urban neighbourhood sub-precinct does not include any of the following:

• Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Cemetery • Crematorium • Cropping • Detention facility • Dual occupancy - other than part of a mixed use building • Extractive industry • High impact industry	• Intensive animal industry • Intensive horticulture • Low impact industry • Marine industry • Medium impact industry • Motor sport facility • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Permanent plantation	• Port services • Renewable energy facility • Research and technology industry • Rural industry • Showroom • Special industry • Tourist attraction • Transport depot • Warehouse • Wholesale nursery • Winery

aa. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone, precinct and sub-precinct.

Overall Outcomes applicable to development in the Recreation and open space sub-precinct

bb. A range of formal and informal, active and passive sport and recreation opportunities are provided in the Recreation and open space sub-precinct to meet community needs. This includes, but not limited to, playing fields, club facilities, playgrounds, botanic and community gardens, civic and cultural facilities, public swimming pools, outdoor courts, educational and community activities, indoor and outdoor sporting and recreation activities, recreation trails and camping areas. Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are expected to establish as necessary.

cc. Development in the Recreation and open space sub-precinct is an appropriate size, scale and intensity and having minimal adverse impacts on the use, enjoyment, function and operation of the Council's open space network.

dd. Commercial activities having a nexus with, and ancillary to, sport and recreation uses establish in the Recreation and open space sub-precinct where they complement the social, leisure and recreation experience of open space users; or where on Council owned or controlled land, commercial activities occur where in accordance with a Council approved Master plan.

ee. Markets or outdoor entertainment events in the Recreation and open space sub-precinct are temporary or periodic in nature, and of a scale and intensity where any adverse impacts on the surrounds are mitigated and internalised to the site. Markets and outdoor events do not adversely impact on the safe and efficient operation of the external road network.

ff. Where applicable, development in the Recreation and open space sub-precinct is undertaken in accordance with a Council Master Plan approved under Council policy.

gg. Where in the Recreation and open space sub-precinct, recreation and open space areas remain well connected, diverse, functional, safe, secure and accessible to the general public and includes:

i. well designed and quality usable areas and facilities;
ii. building design adopting principles of Crime Prevention Through Environment Design (CPTED);
iii. passive and active recreation and open spaces areas and facilities;
iv. high level of connectivity of the open space and community green space areas to the active transport network; and
v. a consideration of the aims and aspirations of the Council's Green Infrastructure Network.

hh. Development in the Recreation and open space sub-precinct includes 1 or more of the following (where consistent with the overall outcomes and performance outcomes of the Recreation and open space sub-precinct in this code):

• Animal husbandry • Animal keeping • Bar • Caretaker's accommodation • Child care centre • Club • Community care centre • Community use • Cropping • Educational establishment • Emergency services • Environment facility	• Food and drink outlet • Function facility • Garden centre • Health care services • Indoor sport and recreation • Intensive horticulture • Landing • Major sport, recreation and entertainment facility • Market • Nature-based tourism	• Night club entertainment facility • Outdoor sport and recreation • Park • Parking station • Research and technology industry • Service industry • Shop • Telecommunications facility • Tourist attraction • Tourist park • Wholesale nursery

ii. Development in the Recreation and open space sub-precinct does not include any of the following:

• Adult store • Agricultural supplies store • Air services • Aquaculture • Brothel • Bulk landscape supplies	• Hotel • Intensive animal industry • Low impact industry • Major electricity infrastructure • Marine industry	• Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry

• Car wash • Cemetery • Community residence • Crematorium • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Extractive industry • Funeral parlour • Hardware and trade supplies • High impact industry • Home based business • Hospital	• Medium impact industry • Multiple dwelling • Non-resident workforce accommodation • Office • Outdoor sales • Permanent plantation • Place of worship • Port services • Relocatable home park • Renewable energy facility	• Rural works accommodation • Sales office • Service industry • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Transport depot • Veterinary services • Warehouse • Winery

jj. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone, precinct and sub-precinct.

Overall Outcomes applicable to development in all sub-precincts

kk. General works associated with development in the Morayfield South precinct achieves the following:

i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity (underground wherever possible), water and sewerage (where available);

ii. the development manages stormwater to:

A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
B. prevent stormwater contamination and the release of pollutants;
C. maintain or improve the structure and condition of drainage lines and riparian areas;
D. avoid off-site adverse impacts from stormwater.

iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;

iv. the development ensures the safety, efficiency and useability of access ways and parking areas;

v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

ll. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.

mm. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.

nn. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.

oo. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:

i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;

ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
iii. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
    A. the provision of replacement, restoration, rehabilitation planting and landscaping;
    B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
    C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
iv. protecting native species and protecting and enhancing species habitat;
v. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
vi. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
viii. ensuring effective and efficient disaster management response and recovery capabilities;

pp. where located in an overland flow path:

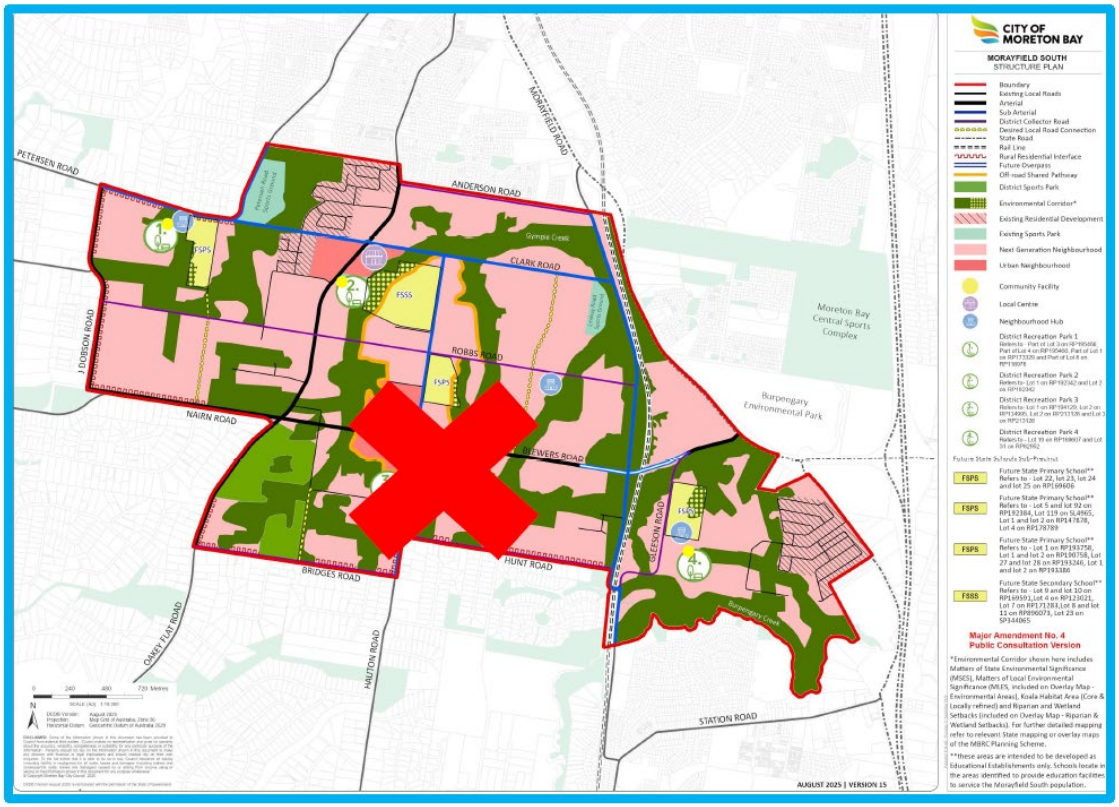
ix. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
x. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
xi. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;

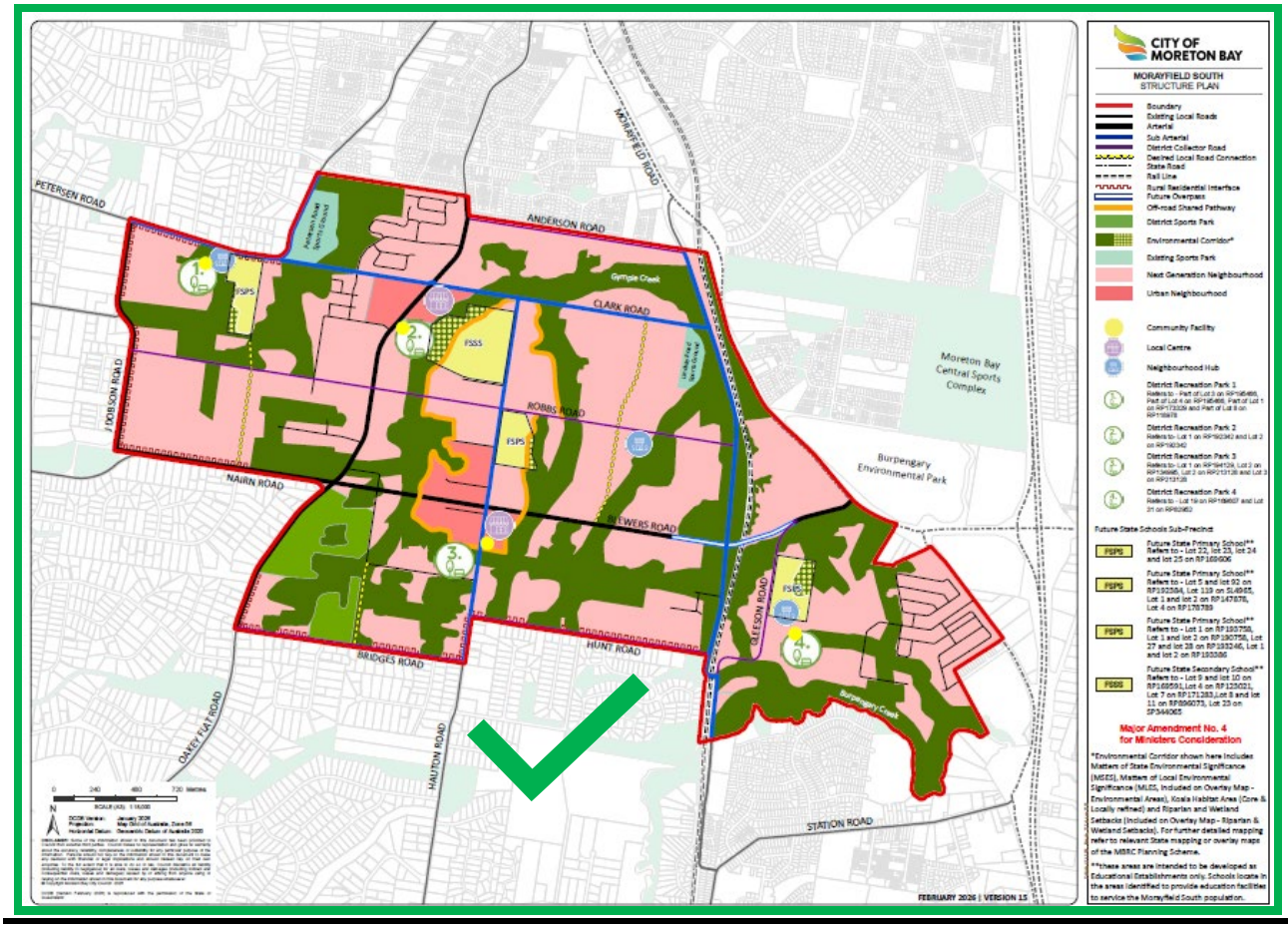
qq. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

Overall Outcomes – Future State Schools sub-precinct

rr . Development in the Future State Schools sub-precinct is for Educational establishments only.
ss. Any interim uses in the Future State Schools sub-precinct do not compromise the delivery of future Educational establishments.

Figure 6.2.3.3.1 – Morayfield South Structure Plan





6.2.3.3.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part G Table 6.2.3.3.1. Where the development does not meet a requirement for accepted development (RAD) within Part G Table 6.2.3.3.1, the category of development changes to assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes (POs)
RAD1	PO2
RAD2	PO6
RAD3	PO7
RAD4	PO8
RAD5	PO8
RAD6	PO13
RAD7	PO11
RAD8	PO11
RAD9	PO13
RAD10	PO13
RAD11	PO79
RAD12	PO16
RAD13	PO16
RAD14	PO19
RAD15	PO21
RAD16	PO30
RAD17	PO23
RAD18	PO24
RAD19	PO24
RAD20	PO24
RAD21	PO34
RAD22	PO36
RAD23	PO33
RAD24	PO33
RAD25	PO37
RAD26	PO40
RAD27	PO41
RAD28	PO42
RAD29	PO41
RAD30	~~PO44~~-PO47
RAD31	PO43
RAD32	PO43
RAD33	PO44
RAD34	PO44
RAD35	PO45
RAD36	PO~~45~~ 48
RAD37	PO~~45~~ 48
RAD38	PO~~45~~ 48
RAD39	PO~~49~~ 52
RAD40	PO~~45~~ 48
RAD41	PO~~51~~ 54
RAD42	PO~~45~~ 48
RAD43	PO~~45~~ 48
RAD44	PO50 51~~47 48~~

RAD45	PO5148
RAD46	PO574
RAD47	PO574
RAD48	PO574
RAD49	PO585
RAD50	PO596
RAD51	PO10097
RAD52	PO10097
RAD53	PO10097
RAD54	PO10097
RAD55	PO10097
RAD56	PO10097
RAD57	PO10097
RAD58	PO10097
RAD59	PO10097
RAD60	PO9087
RAD61	PO9087
RAD62	PO9087
RAD63	PO9087
RAD64	PO9087
RAD65	PO9087
RAD66	PO90
RAD67	PO952
RAD68	PO963
RAD69	PO974
RAD70	PO974
RAD71	PO974
RAD72	PO974
RAD73	PO996
RAD74	PO7269
RAD75	PO763
RAD76	PO763
RAD77	PO796
RAD78	PO8077
RAD79	PO8279
RAD80	PO830
RAD81	PO7269
RAD82	PO10198
RAD83	
RAD84	
RAD85	
RAD86	
RAD87	
RAD88	PO10299 - PO1130
RAD89	PO10299 - PO1130
RAD90	
RAD91	
RAD92	
RAD93	PO1152, PO1163
RAD94	PO1141
RAD95	PO1185 – 12017, PO12219 - 1241
RAD96	PO1185 – 12017, PO12219 - 1241
RAD97	PO1185 – 12017
RAD98	PO12118
RAD99	PO1252

RAD100	PO1263

Part G - Requirements for accepted development - Morayfield South precinct, developed lot

Table 6.2.3.3.1 Requirements for accepted development - Morayfield South precinct, developed lot

Requirements for accepted development	
General requirements	
Servicing	
RAD1	The site is a developed lot.
Building height (Residential uses)	
RAD2	Building height does not exceed: a. that mapped on Overlay map – Building heights; or b. where adjoining the Rural Residential Interface on Figure 6.2.3.3.1 - Morayfield South structure Plan, a maximum building height of 8.5m; c. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m;
Building height (Non-residential uses)	
RAD3	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks (Residential uses)	
RAD4	Setbacks (excluding built to boundary walls) comply with the following: a. if in the Next generation neighbourhood sub-precinct - Table 6.2.3.3.3 'Setbacks (Residential uses) b. if in the Urban neighbourhood sub-precinct - Table 6.2.3.3.4 'Setbacks (Residential uses). Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).
RAD5	Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are: a. only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.3.3.5 or Table 6.2.3.3.6; b. of a length and height not exceeding that specified in: i. if in the Next generation neighbourhood sub-precinct - Table 6.2.3.3.5; ii. if in the Urban neighbourhood sub-precinct - Table 6.2.3.3.6. c. setback from the side boundary: i. if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm; d. on the low side of a sloping lot. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended.
Setbacks (Non-residential uses)	
RAD6	Buildings and structures in the Recreation and open space sub-precinct are setback 10m from all boundaries.
Site cover (Residential uses)	

RAD7 Where in the Next generation neighbourhood sub-precinct, site cover (excluding patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.

Building height	Lot Size					
	300m2 or less	301-400m2	401-500m2	501-1000m2	1001-2500m2	Greater than 2501m2
Less than 8.5m	70%	60%	60%	60%	60%	60%
8.5m-12.0m	50%	50%	60%	50%	50%	50%
Greater than 12.0m	N/A	N/A	N/A	50%	40%	40%

RAD8 Where in the Urban neighbourhood sub-precinct, site cover (excluding patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.

Building height	Lot Size		
	800-1000m2	1001-2500m2	Greater than 2500m2
8.5m or less	60%	60%	60%
>8.5m to 12.5m	50%	50%	50%
>12m to 21m	50%	40%	40%
>21m to 27m	N/A	35%	35%
Greater than 27m	N/A	20%	25%

Site cover (Non-residential uses)

RAD9 Site cover in the Recreation and open space sub-precinct does not exceed 10%.

Landscaping and screening

RAD10 Outdoor storage areas in the Recreation and open space sub-precinct are screened from adjoining sites and roads by either planting, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the storage area.

Waste

RAD11 Bins and bin storage areas in the Recreation and open space sub-precinct are provided, designed and managed in accordance with Planning scheme policy - Waste.

Car parking

RAD12 On-site car parking in the Recreation and open space sub-precinct is provided in accordance with Schedule 7 - Car parking.

Lighting

RAD13 Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.

Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.

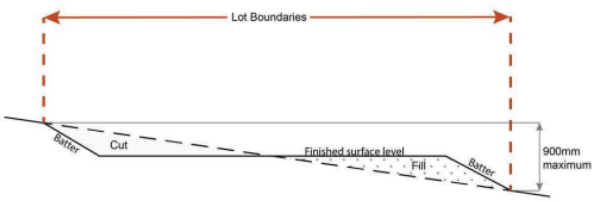
Clearing of habitat trees where not located in the Environmental areas overlay map

RAD14 Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:

a. Clearing of a habitat tree located within an approved development footprint;
b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;

	f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.
Works criteria	
Utilities	
RAD15	Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).
Access	
RAD16	The frontage road is fully constructed to Council's standards. Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - Frontage roads include streets where no direct lot access is provided.
RAD17	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
RAD18	Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with: a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design; b. where for a Council-controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
RAD19	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD20	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.
Stormwater	

RAD21	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises in accordance with Planning scheme policy – Integrated design. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.
RAD22	Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development: a. is for an urban purpose that involves a land area of 2500m2 or greater; and b. will result in: i. 6 or more dwellings; or ii. an impervious area greater than 25% of the net developable area. Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.
RAD23	Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated. Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.
RAD24	Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties. Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.
RAD25	Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows: Pipe Diameter / Minimum Easement Width (excluding access requirements) Stormwater Pipe up to 825mm diameter — 3.0m Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter — 4.0m Stormwater pipe greater than 825mm diameter — Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits. Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.
Site works and construction management	
RAD26	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD27	Development does not cause erosion or allow sediment to leave the site.

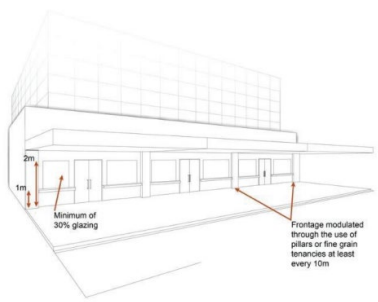
	Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.
RAD28	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD29	Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.
RAD30	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD31	Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
RAD32	Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
RAD33	All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works
RAD34	Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - No burning of cleared vegetation is permitted. Note - The chipped vegetation must be stored in an approved location.
RAD35	All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays.
Earthworks	
RAD36	The total of all cut and fill on-site does not exceed 900mm in height. **Figure - Cut and Fill**  Note - This is site earthworks not building work.
RAD37	Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following: a. any cut batter is no steeper than 1V in 4H;

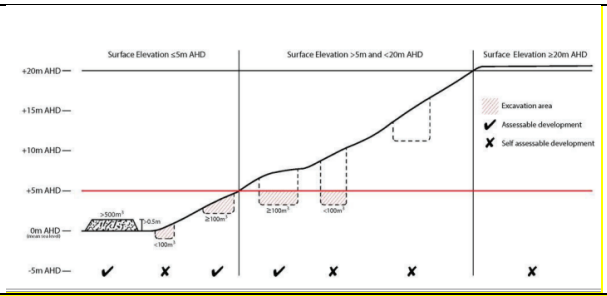
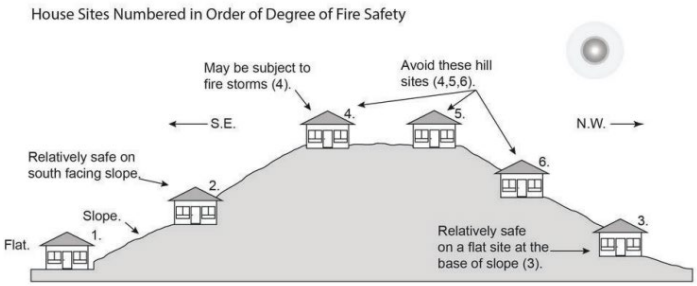
	b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD38	All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
RAD39	Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters. Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.
RAD40	All fill and excavation is contained on-site and is free draining.
RAD41	Earthworks undertaken on the development site are shaped in a manner which does not: a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD42	All fill placed on-site is: a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).
RAD43	The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
RAD44	No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act.
RAD45	Filling or excavation that would result in any of the following is not carried out on site: a. reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.
Fire services Note - The provisions under this heading only apply if: a. the development is for, or incorporates: i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or	

	ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or iii. material change of use for a Tourist park with accommodation in the form of caravans or tents; or iv. material change of use for outdoor sales, outdoor processing or outdoor storage where involving combustible materials. AND b. none of the following exceptions apply: i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or ii. every part of the development site is within 60m walking distance of an existing fire hydrant. Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.
RAD46	External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005): a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. or caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
RAD47	A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
RAD48	On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment.
RAD49	For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.

	Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
RAD50	For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note Fire hydrant indication system produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific requirements	
Home based business	
RAD51	Home based business(s) are fully enclosed within the existing dwelling or on-site structure.
RAD52	A maximum of 1 employee (not a resident) OR 2 customers OR customers from within 1 small rigid vehicle (SRV) or smaller are permitted on the site at any one time.
RAD53	Service and delivery vehicles do not exceed one Small Rigid Vehicle (SRV) at any one time.
RAD54	Vehicle parking for the Home based business on-site is limited to 1 car or Small Rigid Vehicle (SRV).
RAD55	Home based business(s) occupy an area of the existing dwelling or on-site structure not greater than 40m2 gross floor area.
RAD56	Home based business(s) do not involve manufacturing. Note - Food businesses that are licensable by local government and only involve the manufacturing of non-potentially hazardous food are permitted. Definitions in the Food Act 2006 apply to this note.
RAD57	The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.
RAD58	The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sundays ~~s~~, Christmas Day, Good Friday and Anzac Day. Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.
RAD59	For a bed and breakfast, the use: a. is fully contained within the existing dwelling on-site; b. occupies a maximum of 2 bedrooms; c. includes the provision of a minimum of 1 meal per day; d. accommodates a maximum of 6 people at any one time. Note - For a Bed and Breakfast RAD51 - RAD58 above do not apply.
Sales office	
RAD60	Car parking spaces are provided in accordance with Table 'Car parking spaces'.
RAD61	Car parking and manoeuvring areas are designed and constructed in accordance with the Australian Standards AS2890.1.
RAD62	Sales office has direct vehicular access to a dedicated road constructed in accordance with Planning scheme policy - Integrated design.
RAD63	Fencing adjoining a street (other than a laneway) or public open space does not exceed 1.2 metres in height.

RAD64	30% of the front façade of the building (excluding the garage and front door) is made up of windows/glazing.
RAD65	The Sales office has a clearly identifiable pedestrian entry that is visible and accessible from the primary frontage.
RAD66	The use of the premises for a Sales office is for a maximum of 2 years after the commencement of the use.
Telecommunications facility Editor's note - In accordance with the Federal legislation Telecommunications facilities(81) must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz	
RAD67	A minimum area of 45m2 is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
RAD68	The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
RAD69	Equipment shelters and associated structures are located: a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries.
RAD70	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD71	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD72	A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.
RAD73	All equipment comprising the telecommunications facility which produces audible or nonaudible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard or felt at the site boundary.
Retail, commercial and community uses	
RAD74	Where involving an extension (building work) in the front setback a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m. The minimum window/glazing is to remain uncovered and free of signage. Any tinting, signage or vinyl wrap applied to a glazed facade located at ground floor is to maintain visibility of the internal activity from the street and not obscure surveillance of the street.

	Figure - Glazing 
RAD75	Development does not result in a reduction in the number or standard of car parking spaces provided on the site except where a reduction is required for the provision of cycle parking.
RAD76	Where additional car parking spaces are provided they are not located between the frontage and the main building line.
RAD77	Where involving an extension (building work), bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
RAD78	Where involving an extension (building work) it does not result in a reduction in the amount or standard of established landscaping on-site.
RAD79	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
RAD80	Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
RAD81	Development does not involve a drive-through facility.
Values and constraints requirements Note - The relevant values and constraints requirements do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Acid sulfate soils - (refer to Overlay map - Acid sulfate soils to determine if the following requirements apply) Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m3 and 500m3 respectively.	
RAD82	Development does not involve: a. excavation or otherwise removing of more than 100m3 of soil or sediment where below 5m Australian Height Datum AHD, or b. filling of land of more than 500m3 of material with an average depth of 0.5m or greater where below the 5m AHD.

	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply) Note - For the purposes of section 12 of the Building Regulation 2006, land identified as very high potential bushfire intensity, high potential bushfire intensity, medium potential bushfire intensity or potential impact buffer on the Bushfire hazard overlay map is the 'designated bushfire hazard area'. AS 3959-2009 Construction of buildings in bushfire hazard areas applies within these areas.	
RAD83	a. Building and structures are: i. not located on a ridgeline ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard) b. Dwellings are located on east to south facing slopes.  (1 being the safest , 6 being the most hazardous.) From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.
RAD84	Buildings and structures have contained within the site: a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959.
RAD85	The length of driveway: a. to a public road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road;

	b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
RAD86	a. A reticulated water supply is provided by a distributer retailer for the area or, where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10000 litres (tanks with fire brigade tank fittings, swimming pools) is provided and located within 10m of buildings and structures. b. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access to within 3m of that water storage source is provided. c. Where a tank is the nominated on-site fire fighting water storage source, it includes: i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 20mm (minimum) to accommodate suction lines.
RAD87	Development does not involve the manufacture or storage of hazardous chemicals.
Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply) Note - The following are excluded from the native clearing provisions of this planning scheme: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. Note - Definition for native vegetation is located in Schedule 1 Definitions. Note - Native vegetation subject to this requirement primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas. Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details. Editors' Note - When clearing native vegetation within a MSES area, you may still require approval from the State government. Editor's Note - Environmental areas are included in Environmental Corridors on Figure 6.2.3.3.1 - Morayfield South Structure Plan.	
RAD88	Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house and all associated facilities* or an extension to an existing dwelling house only, and comprises an area no greater than 1500m^2. Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas. Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.

	Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include: i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.
RAD89	No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer. This does not apply to the following: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD90	Development does not: a. involve earthworks exceeding 50m3; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
RAD91	Buildings, excluding domestic outbuildings: a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
RAD92	Development does not involve the manufacture, handling or storage of hazardous chemicals.

Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD93	All habitable rooms located within an Electricity supply substation buffer are: a. located a minimum of 10m from an electricity supply substation; and b. acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.
RAD94	Development does not involve the construction of any buildings or structures within a Pumping station buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD95	Development for a material change of use or building work does not involve the construction of a building or structure in an Overland flow path area.
RAD96	Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow
RAD97	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD98	Development for a material change of use or building work that involves a hazardous chemical ensures the hazardous chemicals is not located within an overland flow path area.
RAD99	Development for a material change of use or building work for a Park ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply) Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks. Editor's Note - Riparian and wetland setbacks are included in the Environmental Corridor on Figure 6.2.3.3.1 - Morayfield South Structure Plan.	
RAD100	No development is to occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks. Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations. Note - The minimum setback distance applies to the each side of waterway.

Part H - Criteria for assessable development - Morayfield South precinct , developed lot

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part G, Table 6.2.3.3.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.3.3.2 Assessable development - Morayfield South precinct developed lot

Performance outcome	Examples that achieve aspects of the performance outcomes
General criteria	
Morayfield South Structure Plan	
PO1 Development in the Morayfield South precinct is consistent with the land use and infrastructure elements identified on Figure 6.2.3.3.1 - Morayfield South Structure Plan including: a. a series of Next generation neighbourhood sub-precincts that have a mix of residential uses, tenure and densities on a variety of lot sizes; b. Urban neighbourhood sub-precincts where in proximity to local centres; c. a recreation and open space sub-precinct containing a district sports park; d. a permeable and accessible road network with a defined hierarchy; e. a safe and convenient active transport network that connects key destinations internal and external to Morayfield South; f. local centres that service local catchments only, and neighbourhoods that provide local convenience services and facilities; g. environmental corridors that contribute to local habitat connectivity, priority species sustainability and biodiversity resilience. Limited passive recreation opportunities that do not adversely affect the ecological function of the environmental corridors may be accommodated; h. an even distribution of district and local recreation parks that support the recreational needs of the catchment; i. rural residential interface treatments to reduce potential character and amenity impacts on the adjacent rural residential areas; j. accessible community facilities that are co-located with district recreation parks and local centres; k. schools located in the Future State Schools sub-precinct ~~areas~~ identified to provide Educational establishments to service the Morayfield South population ~~and achieve the outcomes detailed in the Department of Education – New School Site Selection Guidelines dated September 2022 (as amended from time to time)~~.	No example provided.

Note - Detailed assessment criteria for the elements identified in Figure 6.2.3.3.1 - Morayfield South Structure Plan are listed under the relevant sections in this code. Editor's note - Where a development site is within ~~or near a mapped 'Indicative State Primary or Sate Secondary School Site~~ 'Future State School' site on Figure 6.2.3.3.1 - Morayfield South Structure Plan, evidence of engagement with the Department of Education will be required to demonstrate compliance with the above assessment benchmark, including written confirmation that the Department of Education is agreeing to the school site or otherwise.	
Servicing	
PO2 The site is a developed lot that is serviced with all local government networks including water and sewer.	No example provided.
Density	
PO3 Development: a. in the Next generation neighbourhood sub-precinct: i. within the Walking distance (Centre) overlay area, occurs at a minimum site density of 25 dwellings per hectare; or ii. outside the Walking distance (Centre) overlay area, occurs at a minimum site density of 15 dwellings per hectare and does not exceed 50 dwellings per hectare; or b. in the Urban neighbourhood sub-precinct, occurs at a minimum site density of 45 dwellings per hectare.	No example provided.
Efficient use of land	
PO4 Development in the Urban neighbourhood sub-precinct maximises the efficient use of land through appropriate built form and land use intensity and does not constitute underdevelopment given the site's proximity to services and public transport.	No example provided.
PO5 Dual occupancies and low-density residential uses are not located in the Urban neighbourhood sub-precinct.	No example provided.
Building heights (Residential uses)	
PO6 Buildings and structures have a height that: a. where in the Next generation neighbourhood sub-precinct, is consistent with the low to medium rise character of the sub-precinct; or b. where in the Urban neighbourhood sub-precinct, is of a bulk and scale that is consistent with the medium to high rise character of the sub-precinct; c. responds to the topographic features of the site, including slope and orientation; d. is not visually dominant or overbearing with respect to the streetscape, street conditions (e.g. street width) or adjoining properties;	**E6** Building height does not exceed: a. that shown on Overlay map - Building heights; or b. where adjoining the Rural Residential Interface on Figure 6.2.3.3.1 - Morayfield South structure Plan, a maximum building height of 8.5m; c. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m,

e. positively contributes to the intended built form of the surrounding area; Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution. f. responds to the height of development on adjoining land where contained within another sub-precinct, precinct or zone. g. where adjoining the Rural Residential Interface on Figure 6.2.3.3.1 - Morayfield South Structure Plan, responds through a sensitive transition in development height. Note - Refer to Planning scheme policy - Residential design for details and examples.	
Building heights (Non-residential uses)	
PO7 The height of non-residential buildings does not adversely affect amenity of the area or of adjoining properties and positively contributes to the intended built form of the surrounding area. Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.	**E7** Building height does not exceed the maximum height identified on Overlay map - Building heights except for architectural features associated with religious expression on Place of worship and Educational establishment buildings.
Setbacks (Residential uses)	
PO8 Residential buildings and structures are setback to: a. where in the Next generation neighbourhood sub-precinct: i. be consistent with the low to medium density next generation neighbourhood character intended for the sub-precinct to create more active frontages and maximise private open space at the rear; ii. provide space for frontage landscaping and landscaped open space breaks between and around buildings to soften the built form, reduce urban heat island effects and support shaded outdoor living and active and passive recreation; or b. where in the Urban neighbourhood sub-precinct, be consistent with the medium to high density urban neighbourhood character intended for the sub-precinct where buildings are positioned close to the footpath to create active frontages;	**E8.1** Setbacks (excluding built to boundary walls) comply with the following: a. if in the Next generation neighbourhood sub-precinct - Table 6.2.3.3.3 'Setbacks (Residential uses) b. if in the Urban neighbourhood sub-precinct - Table 6.2.3.3.4 'Setbacks (Residential uses). Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details). **E8.2** Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are: a. only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.3.3.5 or Table 6.2.3.3.6;

c. ensure development is not visually dominant or overbearing with respect to the streetscape and the adjoining sites; d. provide space for communal and private open space areas that are of a size and dimension to be usable and functional; e. maintain the privacy of adjoining properties; f. ensure parked vehicles do not restrict pedestrian and traffic movement and safety; g. limit the length, height and openings of boundary walls to maximise privacy and amenity on adjoining properties; h. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure; i. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties. Note - Refer to Planning scheme policy - Residential design for details and examples.	b. of a length and height not exceeding that specified in: i. if in the Next generation neighbourhood sub-precinct - Table 6.2.3.3.5; ii. if in the Urban neighbourhood sub-precinct - Table 6.2.3.3.6. c. setback from the side boundary: i. if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm; d. on the low side of a sloping lot. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended.
Setbacks (Non-residential uses)	
PO9 Front setbacks ensure non-residential buildings address and actively interface with streets and public spaces.	**E9.1** For the primary frontage buildings are constructed: a. to the property boundary; or b. setback a maximum of 3m from the property boundary, where for the purpose of outdoor dining.
	E9.2 For the secondary frontage, setbacks are consistent with adjoining buildings.
PO10 Side and rear setbacks cater for driveway(s), services, utilities and buffers required to protect the amenity of adjoining sensitive land uses and the development will not be visually dominant or overbearing with respect to adjoining properties.	No example provided.
Site cover (Residential uses)	
PO11 Residential buildings and structures will ensure that site cover: a. does not result in a site density that is inconsistent with the intended character of the relevant sub-precinct; b. does not result in an over development of the site; c. does not result in other elements of the site being compromised (e.g. setbacks, open space, etc.) d. where in the Next generation neighbourhood sub-precinct, reflects the low to medium density character intended for the sub-precinct, or	**E11.1** Where in the Next generation neighbourhood sub-precinct, site cover (excluding patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.

Building height	Lot Size					
	300 m2 or less	301-400 m2	401-500 m2	501-1000 m2	1001 - 2500 m2	Greater than 2501m2
Less than 8.5m	70%	60%	60%	60%	60%	60%
8.5m-12.0m	50%	50%	60%	50%	50%	50%

e. where in the Urban neighbourhood sub-precinct, reflects the attached medium to high density character intended for the sub-precinct.	Greater than 12.0m | N/A | N/A | N/A | 50% | 40% | 40% **E11.2** Where in the Urban neighbourhood sub-precinct, site cover (excluding patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.

Building height	Lot Size		
	800-1000m2	1001-2500m2	Greater than 2500m2
8.5m or less	60%	60%	60%
>8.5m to 12.5m	50%	50%	50%
>12m to 21m	50%	40%	40%
>21m to 27m	N/A	35%	35%
Greater than 27m	N/A	20%	25%

Car parking (Residential uses)	
PO12 Car parking spaces are provided on-site to meet the demands of residents and visitors.	No example provided.
Built form outcomes in the Recreation and open space sub-precinct	
PO13 Development in the Recreation and open space sub-precinct will: a. maintain the open and unbuilt character of a site, uncluttered by building and maintaining the availability of a site for unobstructed outdoor recreation use; b. ensure that buildings and structures are not overbearing, visually dominant or out of character with the surrounding built environment nor detract from the amenity of adjoining land; c. ensure buildings and structures do not result in overlooking of private areas when adjoining residential areas, or block or impinge upon receipt of natural sunlight and outlook; d. be designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED) to achieve a high level of safety, surveillance and security; e. incorporate appropriate design response, relative to size and function of buildings, that acknowledge and reflect the region's sub-tropical climate; f. reduce the visual appearance of building bulk through: i. design measures such as the provision of meaningful recesses and projections through the horizontal and vertical plane; ii. use of a variety of building materials and colours;	**E13.1** Site cover does not exceed 10%. **E13.2** Building and structures are set back 10m from all boundaries. **E13.3** Building height does not exceed the maximum height identified on Overlay map - Building heights.

iii. use of landscaping and screening g. maintain the open space character as a visual contrast to urban development; h. achieves the design principles outlined in Planning scheme policy - Integrated design.	
Movement network	
PO14 Development is designed to connect to and form part of the surrounding neighbourhood by providing interconnected street, pedestrian and cyclist pathways to adjoining development, nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.	No example provided.
Water sensitive urban design	
PO15 Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites adjoining street frontages to mitigate impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.	No example provided.
Amenity	
PO16 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.	No example provided.
Noise	
PO17 Noise generating uses do not adversely affect existing or potential noise sensitive uses. Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.	**E17** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.
PO18 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**E18** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network;

	c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO19 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner. Note - Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	No example provided.
Rural residential interface	
PO20 Development that has an interface to the Rural residential zone provides a sensitive transition in development intensity through lot design, width and landscaping to preserve the very low density character and amenity of these existing communities.	**E20** Where adjoining the Rural Residential Interface on Figure 6.2.3.3.1 - Morayfield South Structure Plan, development is designed to provide: a. a minimum 4 metre landscaped buffer area either incorporated within or adjoining the required road reserve; and b. a maximum building height of 8.5m.
Works criteria	
Utilities	
PO21 All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).	No example provided.
Access	
PO22 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No example provided.
PO23	**E23.1**

The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy and on Figure 6.2.3.3.1 - Morayfield South Structure Plan.	Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway. Editor's notes - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway. Note - The road hierarchy is mapped on Overlay map - Road hierarchy and on Figure 6.2.3.3.1 - Morayfield South Structure Plan.
	E23.2 The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E23.3 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E23.4 The development layout allows forward vehicular access to and from the site.
PO24 Safe access is provided for all vehicles required to access the site.	**E24.1** Site access and driveways are designed, located and constructed in accordance with: a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design b. Where for a Council controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	E24.2 Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with: a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; c. Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.

	E24.3 Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements
	E24.4 Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.
PO25 Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.	**E25** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy and on Figure 6.2.3.3.1 Morayfield South Structure Plan.
PO26 Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.	**E26.1** Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy and on Figure 6.2.3.3.1 Morayfield South Structure Plan. Note - Refer to QUDM for requirements regarding trafficability.
	E26.2 Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.
Street design and layout	
PO27 Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions: a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement (where relevant). Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and	No example provided.

pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	
PO28 The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development. Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs: • Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m2 Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m2 GFA; • Warehouses and Industry greater than 6,000m2 GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate development catchment's impact and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy and on Figure 6.2.3.3.1 - Morayfield South Structure Plan. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport. Off-road shared pathways are mapped on Figure 6.2.3.3.1 - Morayfield South Structure Plan.	**E28.1** New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E28.2** Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable. **E28.3** The active transport network is extended in accordance with Planning scheme policy - Integrated design.
PO29 New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users. Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances	**E29** New intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides an access or residential street function: i. intersecting road located on same side = 60 metres; or

required for the intersection after considering vehicle speed and present/forecast turning and through volumes.	ii. intersecting road located on opposite side = 40 metres. b. Where the through road provides a local collector or district collector function: i. intersecting road located on same side = 100 metres; or ii. intersecting road located on opposite side = 60 metres. c. Where the through road provides a sub-arterial function: i. intersecting road located on same side = 250 metres; or ii. intersecting road located on opposite side = 100 metres. d. Where the through road provides an arterial function: i. intersecting road located on same side = 350 metres; or ii. intersecting road located on opposite side = 150 metres. e. Walkable block perimeter does not exceed: i. 500 metres in the Next generation neighbourhood sub-precinct; ii. 400 metres in the Urban neighbourhood sub-precinct. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy and on Figure 6.2.3.3.1 - Morayfield South Structure Plan. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO.
PO30 All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m. Note - Frontage roads include streets where no direct lot access is provided. Note - The road network is mapped on Overlay map - Road hierarchy and on Figure 6.2.3.3.1 - Morayfield South Structure Plan.	**E30** Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following: **Situation** | **Minimum construction**

Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport and on Figure 6.2.3.3.1 - Morayfield South Structure Plan. Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	<table><tr><td>Frontage road unconstructed or gravel road only; OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td><td>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is: • 6m for minor roads; • 7m for major roads.</td></tr></table> Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads. Note - Construction includes all associated works (services, street lighting and linemarking). Note - Alignment within road reserves is to be agreed with Council. Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
Stormwater	
PO31 Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.	**E31.1** The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design. **E31.2** Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.

	E31.3 Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM. Note - Development provides inter-allotment – QUDM level III drainage, including bunds, to all lots that have a gradient less than 1 in 100 (for the whole of the allotment) to the road. The inter-allotment drainage system (including easements) is provided in accordance with Planning scheme policy - Integrated design (Appendix C).
PO32 Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.	**E32.1** The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.
	E32.2 The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.
	E32.3 Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.
	E32.4 The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel. Note - Refer to QUDM for recommended average flow velocities.
PO33 Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.	**E33** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.

PO34 Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.	No example provided.
PO35 Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	No example provided.
PO36 Where development: a. is for an urban purpose that involves a land area of 2500m^2 or greater; and b. will result in: i. 6 or more dwellings; or ii. an impervious area greater than 25% of the net developable area, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	No example provided.
PO37 Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with	**E37** Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment

<table>
<tr>
<td>sufficient area for practical access for maintenance purposes.

Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</td>
<td>drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:

<table>
<tr><th>Pipe Diameter</th><th>Minimum easement width (excluding access requirements)</th></tr>
<tr><td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr>
<tr><td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr>
<tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr>
</table>

Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.
Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</td>
</tr>
<tr>
<td>PO38

Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</td>
<td>No example provided.</td>
</tr>
<tr>
<td>PO39

Council is provided with accurate representations of the completed stormwater management works within residential developments.</td>
<td>E39

"As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided.

Note - Documentation is to include:

a. photographic evidence and inspection date of the installation of approved underdrainage;
b. copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan;
c. date of the final inspection.</td>
</tr>
<tr>
<td colspan="2">Site works and construction management</td>
</tr>
<tr>
<td>PO40

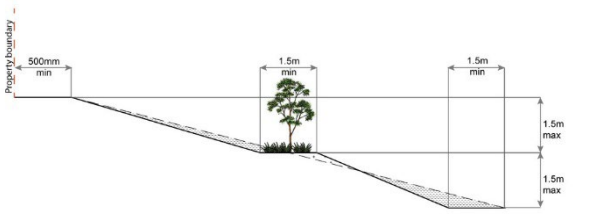
The site and any existing structures are maintained in a tidy and safe condition.</td>
<td>No example provided.</td>
</tr>
</table>

PO41 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	**E41.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind; c. stormwater discharge rates do not exceed pre-existing conditions; d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; e. ponding or concentration of stormwater does not occur on adjoining properties.
	E41.2 Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E41.3 The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.
	E41.4 Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.
PO42	**E42**

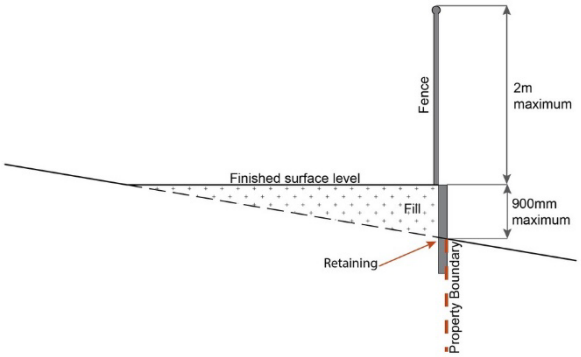
Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO43 All development works including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and: a. the aggregate volume of imported or exported material is greater than 1000m3; or b. the aggregate volume of imported or exported material is greater than 200m3 per day; or c. the proposed haulage route involves a vulnerable land use or shopping centre. Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.	**E43.1** Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe. **E43.2** All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads. **E43.3** Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times. **E43.4** Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes. Note - The road hierarchy is mapped on Overlay map - Road hierarchy and on Figure 6.2.3.3.1 - Morayfield South Structure Plan. Note - A dilapidation report may be required to demonstrate compliance with this E. **E43.5** Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works. Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.

	E43.6 Access to the development site is obtained via an existing lawful access point.
PO44 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**E44.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works. **E44.2** Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - The chipped vegetation must be stored in an approved location.
PO45 All development works are carried out at times which minimise noise impacts to residents.	**E45** All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays. Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.
~~PO44~~ **PO46** All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	~~E44~~ **E46** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. Note - These areas are to be maintained during any maintenance period to maximise grass coverage.

PO47 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	No example provided.
Earthworks	
~~PO45~~ **PO48** On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).	**E4~~5~~8.1** All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
	E4~~5~~8.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.
	E4~~5~~8.3 Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.
	E4~~5~~8.4 All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.
	E4~~5~~8.5 All filling or excavation is contained on-site and is free draining.
	E4~~5~~8.6 All fill placed on-site is: a. limited to that area necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).
	E4~~5~~8.7 The site is prepared and the fill placed on-site in accordance with AS3798.

	Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO469 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E469** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO4750 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act.	**E4750** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act.
PO4851 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act.	**E4851** Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.

PO4952 Filling or excavation does not result in land instability. Note - Steep slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No example provided.
PO503 Filling or excavation does not result in: a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. any clearing of native vegetation. Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	No example provided.
PO541 Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.	**E541** Filling and excavation undertaken on the development site are shaped in a manner which does not: a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
PO552 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents. Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.	**E552** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**



c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;

d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut

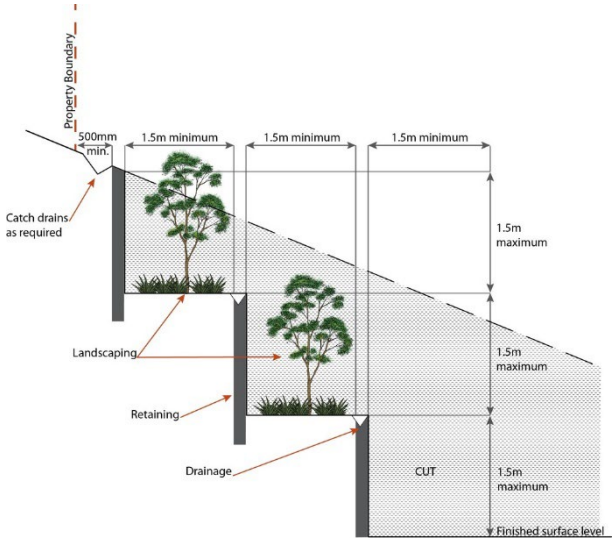
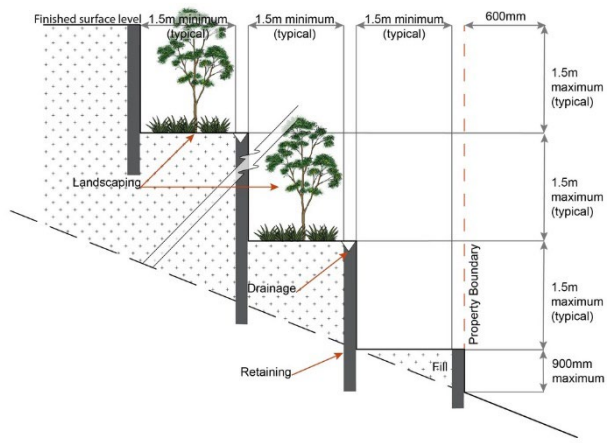


Figure - Fill

	
PO563 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).	**E563** All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.

Fire services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
iii. material change of use for a Tourist park(84) with accommodation in the form of caravans or tents; or
iv. material change of use for outdoor sales(54), outdoor processing or outdoor storage where involving combustible materials.

AND

b. none of the following exceptions apply:

i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.

Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.

PO574 Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another; e. considers the fire hazard inherent in the surrounds to the development site; f. is maintained in effective operating order. Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.	**E574.1** External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable: a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks(84) or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales(54), processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales(54), outdoor processing and outdoor storage facilities; in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
	E574.2 A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	E574.3 On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.
PO585 On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access	**E585** For development that contains on-site fire hydrants external to buildings:

routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.	a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO596 Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.	**E596** For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
PO6057 Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another;	**E6057** External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable: a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks(84) or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;

e. considers the fire hazard inherent in the surrounds to the development site; f. is maintained in effective operating order. Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.	b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales(54), processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales(54), outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.

Use specific criteria	
Dual occupancies and Multiple dwellings in the Next generation neighbourhood sub-precinct (where located outside of the Walking distance (Centre) overlay area)	
PO6158 Dual occupancies and Multiple dwellings are dispersed within the street to ensure they do not visually dominate the streetscape and: a. contribute to the diversity of dwelling types and built forms; b. are not the predominant built form; c. are limited to larger ~~sties~~ sites with dimensions and frontages that result in: i. generous on-site open space, landscaping and tree planting between and around buildings; ii. separation between driveways at frontages of the site and adjoining properties that allows on-street parking and street trees.	**E6158.1** Dual occupancies are established on sites with: a. a minimum site area of 450m2, where having two or more road frontages; or b. a minimum site area of 500m2 and a minimum 15m primary frontage width. **E6158.2** Multiple dwellings are established on sites with a minimum area of 800m2.
Rooming accommodation and Short-term accommodation in the Next generation neighbourhood sub-precinct	
PO6259 Rooming accommodation and Short-term accommodation are only located within the Walking distance (Centre) overlay areas.	No example provided.
Rooming accommodation (where student accommodation) in the Urban neighbourhood sub-precinct	
PO630 The scale and form of Rooming accommodation (where student accommodation): a. is consistent with the character of the local areas; b. does not adversely impact on the amenity of neighbourhood sites; c. provides sufficient car parking for residents and visitors.	No example provided.
Retail, commercial and community uses in the Next generation neighbourhood sub-precinct and Urban neighbourhood sub-precinct	
PO641	No example provided.

Community activities: a. are provided: i. in the locations identified on Figure 6.2.3.3.1 - Morayfield South Structure Plan.; or ii. located to cluster with other non-residential activities to form a neighbourhood hub (this may include being located within or adjacent to an existing neighbourhood hub); or iii. if establishing a new neighbourhood hub (as described in the PO below); be on a main street; b. are located on allotments that have appropriate area and dimensions for the siting of: i. buildings and structures; ii. vehicle servicing, deliveries, parking, manoeuvring and circulation; iii. landscaping and open space including buffering; c. are of a small scale, having regard to the surrounding character; d. are serviced by public transport; e. do not negatively impact adjoining residents or the streetscape.	
PO652 Retail and commercial uses within a neighbourhood hub are of a scale that provide for the convenience needs or localised services of the immediate neighbourhood and do not constitute the scale or function of a Local centre. Note - For the function and scale of a Local centre refer to Table 6.2.1.1. Moreton Bay centres network.	**E652** Retail and commercial uses within a neighbourhood hub consist of no more than: a. 1 small format supermarket within a maximum GTA of 1200m2; b. 10 small format retail or commercial tenancies with a maximum GFA of 100m2 each.
PO663 The establishment of a new neighbourhood hub must: a. be provided in the locations on Figure 6.2.3.3.1 - Morayfield South Structure Plan; b. adjoin or address a park, public open space or include privately owned civic or forecourt space having a minimum area of 400m2; c. be located on an arterial, sub arterial or collector road; d. form a 'Main street' having a maximum length of 200m; e. be centrally located within an 800m radial catchment.	No example provided.
PO674 Corner stores may establish as standalone use where: a. in the Next generation neighbourhood sub-precinct or the Urban neighbourhood sub-precinct; b. having a maximum GFA of 250m2; c. the building adjoins the street frontage and has its main pedestrian entrance from the street;	No example provided.

d. not within 1600m of another existing corner store, neighbourhood hub or centre. Note - Neighbourhood hubs and Local centres in the Morayfield South precinct are identified on Figure 6.2.3.3.1 - Morayfield South Structure Plan.	
PO685 Retail and commercial activities do not establish in the Urban neighbourhood sub-precinct unless: a. forming part of an existing or new local centre where identified as a local centre on Figure 6.2.3.3.1 - Morayfield South Structure Plan b. forming part of a mixed-use building with residential uses; or c. for a corner store; or d. for an Office.	No example provided.
PO696 A mixed use building may establish as a standalone use (not part of a neighbourhood hub) where Retail and commercial uses: a. have a total combined GFA of 1000m2 or less; or, where for an Office have a total combined GFA of 1000m2 or more; b. located on the ground floor and the building adjoins the street frontage and has its main pedestrian entrance from the street frontage.	No example provided.
PO670 An Office may establish as a standalone use (not part of a neighbourhood hub or mixed use building) where it has a GFA or 2000m2 or more.	No example provided.
PO7168 Service stations are located, designed and orientated to: a. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise; b. be in proximity of a neighbourhood hub or centre; c. not negatively impact active streets, public spaces or hubs of activity where the pedestrian safety and comfort is of high importance (e.g. in neighbourhood hubs and centres); d. not result in the fragmentation of active streets (e.g. site where active uses are located on adjoining lots); e. ensure the amenity of adjoining properties is protected; f. reduce the visual impact of the Service station from the streetscape while maintaining surveillance from the site to the street; g. minimise impacts on adjoining residential uses, to a level suitable relative to expected residential amenity of the area; h. provide ancillary uses that meet the convenience needs of users.	**E7168.1** Service stations are located: a. adjoining or within 400m of: i. a neighbourhood hub identified on Overlay map - Community activities and neighbourhood hubs (not on a neighbourhood hub lot); ii. on the corner lot of an arterial or sub-arterial road. **E7168.2** Service stations are designed and orientated on site to: a. include a landscaping strip having a minimum depth of 1m adjoining all road frontages; b. building and structures (including fuel pump canopies) are setback a minimum of 3m from the primary and secondary frontage and a minimum of 5m from side and rear boundaries; c. include a screen fence, of a height and standard in accordance with a noise impact assessment

	(Note - Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise), on side and rear boundaries where adjoining land is able to contain a residential use; d. not include more than 2 driveway crossovers.
PO7269 Non-residential uses (excluding a Service station) address and activate streets and public spaces by: a. ensuring buildings and individual tenancies address street frontage(s), civic space and other areas of pedestrian movement; b. new buildings adjoin or are within 3m of the primary frontage(s), civic space or public open space; c. locating car parking areas and drive-through facilities behind or under buildings to not dominate the street environment; d. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. The use of windows or glazing and avoiding blank walls with the use of sleeving); e. providing visual interest to the façade (e.g. Windows or glazing, variation in colour, materials, finishes, articulation, recesses or projections); f. establishing and maintaining human scale.	No example provided.
PO730 All buildings exhibit a high standard of design and construction, which: a. add visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enable differentiation between buildings; c. contribute to a safe environment; d. incorporate architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning); e. include building entrances that are readily identifiable from the road frontage; f. locate and orientate to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. incorporate appropriate acoustic treatments, having regard to any adjoining residential uses; h. facilitate casual surveillance of all public spaces.	No example provided.
PO741 Development provides functional and integrated car parking and vehicle access, that: a. prioritises the movement and safety of pedestrians between the street frontage and the entrance to the building;	No example provided.

b. provides safety and security of people and property at all times; c. does not impede active frontage and active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. is consolidated and shared with adjoining sites wherever possible.	
PO752 The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are: a. located along the most direct route between building entrances, car parks and adjoining uses; b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. are of a width to allow safe and efficient access for prams and wheelchairs.	No example provided.
PO763 The number of car parking spaces is managed to: a. avoid significant impacts on the safety and efficiency of the road network; b. avoid an oversupply of car parking spaces; c. avoid the visual impact of large areas of open car parking from road frontages and public areas; d. promote active and public transport options; e. promote innovative solutions, including on-street parking and shared parking areas. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	**E763.1** Car parking is provided in accordance with Table 6.2.3.3.7 'Car parking spaces'. Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards. **E763.2** All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1 Parking facilities Part 1: Off-street car parking.
PO774 a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: i. the projected population growth and forward planning for road upgrading and development of cycle paths; or ii. whether it would be practical to commute to and from the building on a bicycle,	**E774.1** Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number). **Use** — **Minimum Bicycle Parking** Residential uses comprised of dwellings — Minimum 1 space per dwelling All other residential uses — Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking Non-residential uses — Minimum 1 space per 200m2 of GFA

iii. having regard to the likely commute distances and nature of the terrain; or the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters. Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances.	Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.
	E774.2 Bicycle parking is: a. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*; b. protected from the weather by its location or a dedicated roof structure; c. located within the building or in a dedicated, secure structure for residents and staff; d. adjacent to building entrances or in public areas for customers and visitors. Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3. Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building. Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.
	E774.3 For non-residential uses, storage lockers: a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number); b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth). Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities. Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.

	E774.4 For non-residential uses, changing rooms: a. are provided at a rate of 1 per 10 bicycle parking spaces; b. are fitted with a lockable door or otherwise screened from public view; c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:
PO785 Loading and servicing areas: a. are not visible from the street frontage; b. are integrated into the design of the building; c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; d. where possible loading and servicing areas are consolidated and shared with adjoining sites.	No example provided.
PO796 Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.	**E796** Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.
PO807~~7~~ On-site landscaping is provided, that: a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. retains mature trees wherever possible; d. does not create safety or security issues by creating potential concealment areas or interfering with sight lines; e. maintains the achievement of active frontages and sight lines for casual surveillance. Note - All landscaping is to accord with Planning scheme policy - Integrated design.	No example provided.
PO~~7~~781 Surveillance and overlooking are maintained between the road frontage and the main building line.	**E~~7~~781** No fencing is provided forward of the building line.
PO82~~79~~ Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residential and other sensitive land uses.	No example provided.
PO830 The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.	**E830** Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.

Caretakers accommodation in the Recreation and open space sub-precinct	
PO841 Development for a Caretaker's accommodation: a. does not compromise the productivity of the use occurring on-site and in the surrounding area; b. is domestic in scale; c. provide adequate car parking provisions exclusive on the primary use of the site; d. is safe for the residents; e. has regard to the Recreation and open space needs of the residents.	**E841** Development for Caretaker's accommodation: a. a caretaker's accommodation has a maximum GFA of 80m^2; b. no more than 1 caretaker's accommodation is established per site; c. does not gain access from a separate driveway from a road frontage.
Food and drink outlet in the Recreation and open space sub-precinct	
PO852 Food and drink outlets: a. remain secondary and ancillary to an open space, sport or recreation use; b. do not restrict or inhibit the ability for a recreation and open space area to be used for its primary sport and recreation purpose; c. not appear, act or function as a separate and stand-alone commercial activity but has a clearly expressed relationship with an open space, sport or recreation use; d. not generate nuisance effects such as noise, dust and odour on the character and amenity of the recreation and open space areas or on adjoining properties.	**E852.1** The GFA does not exceed 150m^2. **E852.2** The food and drink outlet operates in conjunction with a recreation or open space use occurring on the same site. **E852.3** The food and drink outlet does not have a liquor or gambling licence.
Market in the Recreation and open space sub-precinct	
PO863 Markets: a. remain limited in size, scale and intensity to avoid adverse detrimental impacts on the character and amenity of an adjoining area, including vehicle access, traffic generation, on and off site car parking and pedestrian safety; b. do not restrict or inhibit the ability for a recreation and open space area to be used for its primary sport and recreation purpose; c. have minimal economic impact on established businesses on commercially zoned land in the immediate vicinity; d. not generate nuisance effects such as noise, dust, odour, hours and frequency of operation, on the character and amenity of the recreation and open space areas or on adjoining properties; e. does not adversely impact on the safe and efficient operation of the external road network.	**E863** Market operates as follows: a. No more than 2 days in any week; b. No more than 50 individual stalls; c. All activities, including set-up and pack-up, occur within the hours of 7.00am and 3.00pm; d. No use of amplified music, public address systems and noise generating plant and equipment; e. Waste containers are provided at a rate of 1 per food stall and 1 per 4 non-food stalls.
Tourist park in the Recreation and open space sub-precinct	
PO874 Tourist park:	No example provided.

a. is not, or does not act, as a permanent place of residence for persons where a typical period of time does not exceed 3 consecutive months; b. is located within a site area that is of sufficient size to: i. accommodate the proposed use and associated facilities including car parking; ii. safe and convenient access to and within the site; iii. achieve a high level of convenience and privacy for occupants; iv. provide for a high level of open space and on-site amenity for users; c. is setback and screened from all property boundaries to minimise adverse visual impacts on adjoining properties; d. is landscaped and screened in a manner that achieves the design principles outlined in Planning scheme policy - Integrated design; e. create a safe environment by incorporating the key elements of crime prevention through environmental design (CPTED); f. does not adversely impact on the safe and efficient operations of the external road network.	
Educational establishments	
PO886 Educational establishments are located: a. generally between neighbourhoods; b. on highly accessible sites along neighbourhood connecting streets; c. with close access to highly frequent public transport; d. generally along green network corridors to maximise the use of open space for sport and recreation purposes and to promote active travel as a means of transport to and from school; e. if a high school or major private school - on major connecting streets.	No example provided.
PO896 Educational establishments are designed to: a. if adjacent to a local centre, promote development of a compact pedestrian oriented local centre, including an urban format that is (multi-storey buildings, not a suburban campus format) and physically designed to have a pedestrian orientation to the street; b. enable shared recreation space and buildings with community out of hours; c. share sports fields with council and other schools where possible to reduce land requirements; d. provide adequate parking (including on and off street parking); e. provide access via slow speed environments to promote walking and cycling.	No example provided.

Editor's note – ~~Indicative~~ Future state school locations are identified on Figure 6.2.3.3.1 - Morayfield South Structure Plan.	
Sales office	
PO9082 The sales office is designed to: a. provide functional and safe access, manoeuvring areas and car parking spaces for the number and type of vehicles anticipated to access the site; b. complement the streetscape character while maintaining surveillance between buildings and public spaces; c. be temporary in nature. Note - Refer to Planning scheme policy - Integrated design for access and crossover requirements.	No example provided.
Major electricity infrastructure, substation and utility installation	
PO9188 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the sub-precinct and surrounding area.	**E9188.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **E9188.2** A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.
PO9289 Infrastructure does not have an impact on pedestrian health and safety.	**E892** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO930 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**E930** All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.
Telecommunications facility	
PO941 Telecommunications facilities are co-located with existing telecommunications facilities, Utility installation, Major electricity infrastructure or Substation if there is already a facility in the same coverage area.	**E941.1** New telecommunication facilities are co-located with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures. **E941.2**

	If not co-located with an existing facility, all co-location opportunities have been investigated and full exhausted within a 2km radius of the site.
PO952 A new Telecommunications facility is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.	**E952** A minimum area of 45m^2 is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO963 Telecommunications facilities do not conflict with lawful existing land uses both on and adjoining the site.	**E963** The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
PO974 The Telecommunications facility does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the sub-precinct and surrounding area.	**E974.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.
	E974.2 In all other areas towers do not exceed 35m in height.
	E974.3 Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	E974.4 All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries. Where there is no established building line the facility is located at the rear of the site.
	E974.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	E974.6 A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
PO985 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**E985** An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.
PO996	**E996**

All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting	All equipment comprising the Telecommunications facility which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard or felt at the site boundary.
Home based business	
PO10097 The scale and intensity of the Home based business: a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand and on-site manoeuvring without negatively impacting the streetscape or road safety; c. does not adversely impact on the amenity of the adjoining and nearby premises; d. remains ancillary to the residential use of the dwelling house; e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; f. ensure employees and visitor to the site do not negatively impact the expected amenity of adjoining properties; g. ensure service and delivery vehicles do not negatively impact the amenity of the area.	No example provided.
Values and constraints criteria Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer. Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils.	
PO10198 Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development: a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	**E10198** Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)

Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:

a. Clearing of native vegetation located within an approved development footprint;
b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
h. Grazing of native pasture by stock;
i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

Note - Definition for native vegetation is located in Schedule 1 Definitions.

Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.

Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Editor's note - Environmental areas are included in the Environmental Corridor identified on Figure 6.2.3.3.1 - Morayfield South Structure Plan.

Vegetation clearing, ecological value and connectivity	
PO102~~99~~ Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that: a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options	No example provided.

identified in the Planning scheme policy - Environmental areas*. * Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.	
PO1030 Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by: a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas	No example provided.
Vegetation clearing and habitat protection	
PO1041 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO1052 Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	No example provided.
PO1063 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:	No example provided.

a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	
Vegetation clearing and soil resource stability	
PO1074 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	
PO1085 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry and animal keeping activities.	No example provided.
PO1096 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
PO110~~07~~ Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No example provided.
PO111~~08~~	No example provided.

Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	
PO11209 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO1130 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.	No example provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
PO1141 Development within a Pumping station buffer is located, designed and constructed to:	**E1141** Development does not involve the construction of any buildings or structures within a Pumping station buffer.

a. ensure that odour or other air pollutant impacts on the amenity of the development meet the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development meet the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.	
PO1152 Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields. Note - Habitable room is defined in the Building Code of Australia (Volume 1).	**E1152** Habitable rooms: a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity ~~supply~~ supply substation are acoustically insulted to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. Note - Habitable room is defined in the Building Code of Australia (Volume 1)
PO1163 Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment. Note - To demonstrate achievement of the performance outcome, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing an noise impact assessment report is provided in Planning scheme policy – Noise. Note - Habitable room is defined in the Building Code of Australia (Volume 1).	No example provided.
PO1174 Development within a Bulk water supply infrastructure buffer is located, designed and constructed to: a. protect the integrity of the water supply pipeline; b. maintain adequate access for any required maintenance or upgrading work to the water supply pipeline.	**E1174** Development: a. does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; b. involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO1186 Development:	No example provided.

a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	
PO1196 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	No example provided.
PO12047 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO12148 Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises.	**E12148** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
PO12249 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot.	**E12249** Development ensures flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot.
PO1230 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained.	**E1230.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A;

Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	c. Industrial area – Level V; d. Commercial area – Level V.
	E1230.2 Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO1241 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Additional criteria for development for a Park	
PO1252 Development for a Park ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**E1252** Development for a Park ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks Editor's note - Riparian and wetland setbacks are included in the Environmental Corridor identified on Figure 6.2.3.3.1 - Morayfield South Structure Plan.	
PO1263 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	**E1263** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)

Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Table 6.2.3.3.3 Setbacks (Next generation neighbourhood sub-precinct)

Residential uses										
Height of wall	**Frontage primary**			**Frontage secondary to street**			**Frontage secondary to lane**	**Side non-built to boundary wall To OMP and wall**	**Rear To OMP and wall**	**Trafficable water body To OMP and wall**
	To wall	**To OMP**	**To covered car parking space***	**To wall**	**To OMP**	**To covered car parking space***	**To OMP, wall and covered car parking space***			
Less than 4.5m	Min 4m	Min 3m	Min 5.4m	Min 2m	Min 1m	Min 5.4m	Min 0.5m	Min 1.5m	Min 1.5m	Min 4.5m
4.5m to 8.5m	Min 4m	Min 3m	N/A	Min 2m	Min 1m	N/A	Min 0.5m	Min 2m	Min 2m	Min 4.5m
Greater than 8.5m	Min 6m	Min 5m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Min 2m up to 8.5m in height; plus 0.5m for every 3m in height (or storey) or part thereof over 8.5m	Min 5m	Min 4.5m

Note - * Does not apply to basement car parking areas.

Table 6.2.3.3.4 Setbacks (Urban neighbourhood sub-precinct)

Residential uses										
Height of wall	**Frontage primary**			**Frontage secondary to street**			**Frontage secondary to lane**	**Side non-built to boundary wall To OMP and wall**	**Rear To OMP and wall**	**Trafficable water body To OMP and wall**
	To wall	**To OMP**	**To covered car parking space***	**To wall**	**To OMP**	**To covered car parking space***	**To OMP, wall and covered car parking space***			

Less than 4.5m	Min 1m	Min 1m	Min 5.4m	Min 1m	Min 1m	Min 5.4m	Min 0.5m	Min 1.5m	Min 1.5m	Min 4.5m
4.5m to 8.5m	Min 1m	Min 1m	N/A	Min 1m	Min 1m	N/A	Min 0.5m	Min 2m	Min 2m	Min 4.5m
Greater than 8.5m	Min 5m	Min 3m	N/A	Min 2m	Min 1m	N/A	Min 0.5m	Min 2m up to 8.5m in height; plus 0.5m for every 3m in height (or storey) or part thereof over 8.5m	Min 5m	Min 4.5m

Table 6.2.3.3.5 Built to boundary walls in the Next generation neighbourhood sub-precinct (Residential uses)

Lot frontage width	**Mandatory / optional**	**Length and height of built to boundary wall** **Next generation neighbourhood sub-precinct**
Less than 7.5m	Mandatory - both sides unless a corner lot	Max Length: 80% of the length of the boundary Max Height: 7.5m
7.5m to 12.5m	Mandatory - one side	Max Length: 60% of the length of the boundary OR 80% if the lot adjoining that boundary has a frontage of 7.5m or less. Max Height: 7.5m
Greater than 12.5m to 18m	Optional: i. on 1 boundary only; ii. where the built to boundary wall adjoins a lot with a frontage less than 18m.	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 7.5m
Greater than 18m	Not permitted.	

Table 6.2.3.3.6 Built to boundary walls in the Urban neighbourhood sub-precinct (Residential uses)

Lot frontage width	Mandatory / optional	Length and height of built to boundary wall Next generation neighbourhood sub-precinct
Less than 7.5m	Mandatory - both sides unless a corner lot	Max Length: 80% of the length of the boundary Max Height: 8.5m
7.5m to 12.5m	Mandatory - one side	Max Length: 70% of the length of the boundary Max Height: 10m
Greater than 12.5m to 18m	Optional: i. on 1 boundary only; ii. where the built to boundary wall adjoins a lot with a frontage less than 18m.	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 10.5m
Greater than 18m	Not permitted.	

Table 6.2.3.3.7 Car parking spaces

Site proximity	Land use	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided
Within 800m walking distance of a higher order centre	Non-residential	1 per 30m^2 GFA	1 per 50m^2 GFA
Other (Wider catchment)	Non-residential	1 per 20m^2 GFA	1 per 30m^2 GFA

Note - Car parking rates are to be rounded up to the nearest whole number.

6.2.3.3.2 Developable lots

6.2.3.3.2 Purpose - Morayfield South precinct, Developable lot

1. For uses on developable lots the purpose of the Emerging community zone - Morayfield South precinct will be achieved through the following overall outcomes:

    a. For interim uses development only occurs on a developable lot that is not serviced by all local government networks including water and sewer.

    b. Development is to maintain a semi-rural character until such time as availability and provision of infrastructure is delivered and relevant site specific constraints are resolved.

    c. Interim uses are appropriate in this precinct where they:

        i. would be compatible with the existing semi-rural character and urban uses;
        ii. would not prejudice or delay the development of the site and adjoining areas;
        iii. are low intensity in nature and characterised by low investment in buildings and infrastructure relative to the value of the site.

    d. Residential activities consist of detached dwelling houses or caretaker's accommodation[10], predominantly on large lots.

    e. The character and scale of dwelling houses are compatible with the intended character for the precinct.

    f. Secondary dwellings associated with a principal dwelling, remaining subordinate and ancillary to the principal dwelling to retain the low density, low intensity, residential form of a dwelling house.

    g. Garages, car ports and domestic outbuildings remain subordinate and ancillary to the principal dwelling and are located and designed to reduce amenity impacts on the streetscape and adjoining properties.

    h. Dwelling houses are designed to add visual interest and contribute to an attractive streetscape and public realm.

    i. Dwelling houses are provided with infrastructure and services at a level suitable for the area.

    j. Dwelling houses are responsive to the lot shape, dimensions and topographic features.

    k. Non-residential uses do not result in adverse or nuisance impacts on adjoining properties or the wider environment. Any adverse or nuisance impacts are contained and internalised to the site through location, design, operation and on-site management practices.

    l. General works associated with the development achieves the following:

        i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services is provided to new developments to meet the current and future needs of users of the site;
        ii. the development manages stormwater to:
            A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
            B. prevent stormwater contamination and the release of pollutants;

C. maintain or improve the structure and condition of drainage lines and riparian areas;
D. avoid off-site adverse impacts from stormwater.

iii. the development does not result in unacceptable impacts on the capacity ~~on the capacity~~ and safety of the external road network;
iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

m. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
n. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:

i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
iii. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:

A. the provision of replacement, restoration, rehabilitation planting and landscaping;
B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.

iv. protecting native species and protecting and enhancing species habitat;
v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
vi. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
vii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
viii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
ix. ensuring effective and efficient disaster management response and recovery capabilities;
x. where located in an overland flow path:

A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

o. Development in the Morayfield South precinct on a developable lot includes 1 or more of the following:

• Animal husbandry • Animal keeping - if not for a cattery or kennel • Caretaker's accommodation • Cropping - if not forestry for wood production	• Dwelling house • Emergency services • Environment facility • Home based business • Intensive horticulture - if on a lot greater than 1ha • Roadside stall	• Rural industry - if on a lot greater than 1ha and having a GFA of 150m2 or less • Sales office • Veterinary services • Wholesale nursery

p. Development in the Morayfield South precinct on a developable lot does not include any of the following:

• Adult store • Agricultural supplies store • Air services • Animal keeping - if for a cattery or kennel • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Cemetery • Community residence • Crematorium • Cropping - if forestry for wood production • Detention facility • Dual occupancy • Dwelling unit • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services	• High impact industry • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and recreation • Parking station • Permanent plantation	• Port services • Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural worker's accommodation • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Warehouse

q. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone, precinct and sub-precinct.

Overall Outcomes – Future State Schools sub-precinct

r . Development in the Future State Schools sub-precinct is for Educational establishments only.
s. Any interim uses in the Future State Schools sub-precinct do not compromise the delivery of future Educational establishments.

6.2.3.3.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part I, Table 6.2.3.3.2. Where the development does not meet a requirement for accepted development (RAD) within Part I Table 6.2.3.3.2, the category of development changes to assessable development under the rules outlined in section 5.3.3.(1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	**Corresponding performance outcomes (POs)**
RAD1	PO1
RAD2	PO5
RAD3	PO7
RAD4	PO6
RAD5	PO8
RAD6	PO9, PO10
RAD7	PO11 - PO14
RAD8	PO11 - PO14
RAD9	PO15
RAD10	PO16
RAD11	PO18
RAD12	PO19
RAD13	PO28
RAD14	PO22
RAD15	PO22
RAD16	PO22
RAD17	PO32
RAD18	PO34
RAD19	PO31
RAD20	PO31
RAD21	PO35
RAD22	PO38
RAD23	PO39
RAD24	PO40
RAD25	PO39
RAD26	PO45
RAD27	PO40
RAD28	PO40
RAD29	PO42
RAD30	PO42
RAD31	PO43
RAD32	PO463 – PO5148, PO530
RAD33	PO5047
RAD34	PO463
RAD35	PO463
RAD36	PO463
RAD37	PO469
RAD38	PO463
RAD39	PO463
RAD40	PO496
RAD41	PO496
RAD42	PO552
RAD43	PO552

RAD44	PO552
RAD45	PO563
RAD46	PO574
RAD47	PO596
RAD48	PO596
RAD49	PO596
RAD50	PO6057
RAD51	PO6158
RAD52	PO6158
RAD53	PO6158
RAD54	PO6259
RAD55	PO6158
RAD56	PO6158
RAD57	PO6158
RAD58	PO6360
RAD59	PO6360
RAD60	PO641
RAD61	PO641
RAD62	PO652
RAD63	PO696
RAD64	PO696
RAD65	PO696
RAD66	PO696
RAD67	PO7168
RAD68	PO739
RAD69	PO741
RAD70	PO752
RAD71	PO752
RAD72	PO752
RAD73	PO752
RAD74	PO774
RAD75	PO781
RAD76	
RAD77	
RAD78	
RAD79	
RAD80	
RAD81	PO8279 - PO930
RAD82	PO8279 - PO930
RAD83	
RAD84	
RAD85	
RAD86	PO952
RAD87	PO941
RAD88	PO98 – PO10097, PO1021-PO1043
RAD89	PO985 – PO10097, PO1021-PO1043
RAD90	PO985 – PO10097
RAD91	PO10198
RAD92	PO1052
RAD93	PO1063

Part I - Requirements for accepted development - Morayfield South precinct, developable lot

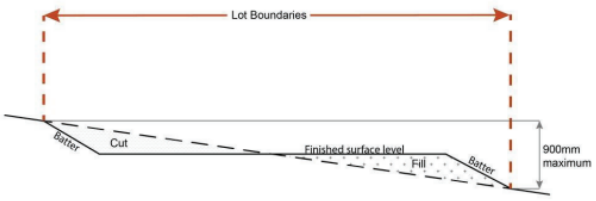
Table 6.2.3.3.2 Requirements for accepted development - Morayfield South precinct, developable lot

Requirements for accepted development	
General requirements	
Servicing	
RAD1	The site is a developable lot that is not serviced with all local government networks including water and sewer.
Building height	
RAD2	Unless otherwise specified in this code, the height of all buildings and structures does not exceed 5m.
Setbacks	
RAD3	Buildings and structures associated with the following uses are setback from all lot boundaries as follows: ~~a.~~ Animal husbandry (buildings only) - 10m; ~~b. Cropping (buildings only) - 10m;~~ ~~c.~~ b. Animal keeping, excluding catteries and kennels - 20m; ~~d.~~ c. Cropping (buildings only) - 10m; ~~e.~~ d. Intensive horticulture - 10m; ~~f.~~ e. Rural Industry - 20m; ~~g.~~ f. Wholesale nursery - 10m; ~~h.~~ g. Veterinary services - 10m.
RAD4	Unless specified elsewhere in the zone code, all other buildings and structures are setback: a. Road frontage - 6m minimum; b. Side and Rear - 4.5m minimum. Note - For a Dwelling house where located in a bushfire hazard area (see Overlay map - Bushfire hazard) a greater setback may be required. See values and constraints requirements Bushfire hazard. Note - This provision does not apply where a development footprint exists for a lot.
Development footprint	
RAD5	Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within that development footprint.
Lighting	
RAD6	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
Hazardous chemicals	
RAD7	All development that involves the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.1 Quantity thresholds for hazardous chemicals stored as accepted development subject to requirements complies with Table 9.0.3 Hazardous chemicals.
RAD8	Development does not involve the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.2 Hazardous chemicals assessable thresholds.

Waste treatment	
RAD9	All concentrated animal use areas (e.g. sheds, pens, holding yards, stables) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.
Car parking	
RAD10	On-site car parking in is provided in accordance with Schedule 7 - Car parking.
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD11	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to: a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.
Works criteria	
Utilities	
RAD12	Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).
Access	
RAD13	The frontage road is fully constructed to Council's standards. Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - Frontage roads include streets where no direct lot access is provided.
RAD14	Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with: a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design; b. where for a Council-controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;

	ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
RAD15	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD16	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.
Stormwater	
RAD17	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises in accordance with Planning scheme policy – Integrated design. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.
RAD18	Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development: a. is for an urban purpose that involves a land area of 2500m2 or greater; and b. will result in: i. 6 or more dwellings; or ii. an impervious area greater than 25% of the net developable area. Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.
RAD19	Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated. Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.
RAD20	Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties. Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.
RAD21	Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:

	<table><tr><th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr><tr><td>Stormwater Pipe up to 825mm diameter</td><td>3.0m</td></tr><tr><td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter</td><td>4.0m</td></tr><tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td></tr></table> Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.
Site works and construction management	
RAD22	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD23	Development does not cause erosion or allow sediment to leave the site. Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.
RAD24	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD25	Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.
RAD26	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD27	Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
RAD28	Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
RAD29	All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.
RAD30	Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - No burning of cleared vegetation is permitted.

	Note - The chipped vegetation must be stored in an approved location.
RAD31	All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays.
Earthworks	
RAD32	The total of all cut and fill on-site does not exceed 900mm in height. **Figure - Cut and Fill**  Note - This is site earthworks not building work.
RAD33	Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following: a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD34	All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
RAD35	Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters. Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.
RAD36	All fill and excavation is contained on-site and is free draining.
RAD37	Earthworks undertaken on the development site are shaped in a manner which does not: a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD38	All fill placed on-site is: a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).
RAD39	The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures

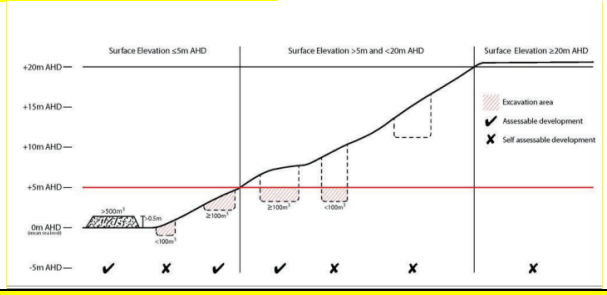
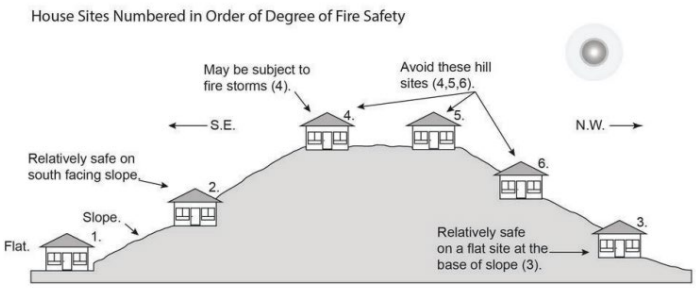
RAD40	No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act.
RAD41	Filling or excavation that would result in any of the following is not carried out on site: a. reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.
Fire services Note - The provisions under this heading only apply if: a. the development is for, or incorporates: i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or iii. material change of use for a Tourist park with accommodation in the form of caravans or tents; or iv. material change of use for outdoor sales, outdoor processing or outdoor storage where involving combustible materials. AND b. none of the following exceptions apply: i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or ii. every part of the development site is within 60m walking distance of an existing fire hydrant. Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.	
RAD42	External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005): a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. or caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
RAD43	A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m;

	b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
RAD44	On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment.
RAD45	For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
RAD46	For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note Fire hydrant indication system produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific requirements	
Dwelling house - Secondary dwelling	
RAD47	The siting and design of dwellings ensures that the secondary dwelling is: a. not located in front of the primary dwelling; b. annexed to (adjoining, below or above) or located within 50.0m of the primary dwelling (excluding domestic outbuildings). Note - The requirements to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding the domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.
RAD48	No more than 1 secondary dwelling is located on an allotment.
RAD49	The GFA of the secondary dwelling does not exceed 100m^2 GFA.
Dwelling house - Domestic outbuildings	
RAD50	Domestic outbuildings: a. have a total combined maximum roofed area as outlined below:

Size of lot	**Max. Roofed area**
Less than 600m^2	50m^2
600m^2 - 1000m^2	70m^2
Greater than 1000m^2 – 2000m^2	80m^2
Greater than 2000m^2	150m^2

	b. have a maximum building height of 4m and a mean height not exceeding 3.5m; c. are located behind the main building line and not within primary or secondary frontage setbacks or trafficable water body setbacks. Note - Building Work is excluded from the GFA calculations. Note - for c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.
Home based business	
RAD51	Home based business(s) are fully contained within a dwelling or on-site structure, except for a home based child care facility.
RAD52	The maximum total use area is 100m².
RAD53	Up to 2 additional non-resident, either employees or customers, are permitted on the site at any one time, except where involving the use of heavy vehicles, where no employees are permitted. Note - This provision does not apply to Bed and Breakfast or farmstay business.
RAD54	Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday and are not open to the public on Sundays ~~'s~~, Christmas Day, Good Friday or Anzac Day, except for: a. bed and breakfast or farmstay business which may operate on a 24 hour basis; b. office or administrative activities that do not generate non-residents visiting the site, such as book keeping and computer work.
RAD55	The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows: a. 1 heavy vehicle b. 1 trailer c. Up to 3 motor vehicles. Note - The car parking provision associated with the dwelling house[22] is in addition to this requirement. Note - The number of motor vehicles stated is in addition to motor vehicles associated with a dwelling house
RAD56	Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), fence(s) or a combination at least 1.8m in height along the length of those areas. Note - Planting for screening is to have a minimum depth of 3m.
RAD57	Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.
RAD58	The use does not involve vehicle servicing or major repairs, including spray painting or panel beating. Note - Vehicle servicing excludes general maintenance of a vehicle such as, but not limited to, changing engine fluids, filters and parts such as batteries and plugs
RAD59	The use is not an environmentally relevant activity (ERA) as defined in the *Environmental Protection Regulation 2008.*
RAD60	Only goods grown, produced or manufactured on-site are sold from the site
RAD61	Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from boundary of the site
RAD62	For bed and breakfast and farmstays:

	a. overnight accommodation is provided in the dwelling house of the accommodation operator. b. maximum 4 bedrooms are provided for a maximum of 10 guests. c. meals are served to paying guests only. d. rooms do not contain food preparation facilities. Note - RAD51 - RAD61 above do not apply to bed and breakfast and farm stays
Roadside stalls	
RAD63	No more than one roadside stall per property.
RAD64	Goods offered for sale are only goods grown, produced or manufactured on the site.
RAD65	The maximum area associated with a roadside stall, including any larger separate items displayed for sale, does not exceed 20m².
RAD66	Car parking for 2 vehicles is provided off the road carriage and located on the property.
Sales office	
RAD67	A sales office is located on the site for no longer than 2 years.
Telecommunications facility Editor's note - In accordance with the Federal legislation Telecommunications facilities must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz	
RAD68	A minimum area of 45m² is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
RAD69	The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
RAD70	Equipment shelters and associated structures are located: a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries.
RAD71	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD72	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD73	A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.
RAD74	All equipment comprising the telecommunications facility which produces audible or nonaudible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints requirements Note - The relevant values and constraints requirements do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	

Acid sulfate soils - (refer to Overlay map - Acid sulfate soils to determine if the following requirements apply) Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m³ and 500m³ respectively.	
RAD75	Development does not involve: a. excavation or otherwise removing of more than 100m³ of soil or sediment where below 5m Australian Height Datum AHD, or b. filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m AHD. 
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply) Note - For the purposes of section 12 of the Building Regulation 2006, land identified as very high potential bushfire intensity, high potential bushfire intensity, medium potential bushfire intensity or potential impact buffer on the Bushfire hazard overlay map is the 'designated bushfire hazard area'. AS 3959-2009 Construction of buildings in bushfire hazard areas applies within these areas.	
RAD76	a. Building and structures are: i. not located on a ridgeline ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard) b. Dwellings are located on east to south facing slopes.  (1 being the safest , 6 being the most hazardous.) From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.
RAD77	Buildings and structures have contained within the site: a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%:

	i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959.
RAD78	The length of driveway: a. to a public road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
RAD79	a. A reticulated water supply is provided by a distributer retailer for the area or, where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is provided and located within 10m of buildings and structures. b. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access to within 3m of that water storage source is provided. c. Where a tank is the nominated on-site fire fighting water storage source, it includes: i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 20mm (minimum) to accommodate suction lines.
RAD80	Development does not involve the manufacture or storage of hazardous chemicals.
Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply) Note - The following are excluded from the native clearing provisions of this planning scheme: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. Note - Definition for native vegetation is located in Schedule 1 Definitions. Note - Native vegetation subject to this requirement primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas. Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details. Editors' Note - When clearing native vegetation within a MSES area, you may still require approval from the State government.	
RAD81	Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house and all associated facilities* or an extension to an existing dwelling house only, and comprises an area no greater than 1500m².

	Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas. Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements. Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include: i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.
RAD82	No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer. This does not apply to the following: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD83	Development does not: a. involve earthworks exceeding 50m³; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
RAD84	Buildings, excluding domestic outbuildings: a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.

RAD85	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD86	All habitable rooms located within an Electricity supply substation buffer are: a. located a minimum of 10m from an electricity supply substation; and b. acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.
RAD87	Development does not involve the construction of any buildings or structures within a Pumping station buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD88	Development for a material change of use or building work does not involve the construction of a building or structure in an Overland flow path area.
RAD89	Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.
RAD90	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD91	Development for a material change of use or building work that involves a hazardous chemical ensures the hazardous chemicals is not located within an overland flow path area.
RAD92	Development for a material change of use or building work for a Park ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply) Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.	
RAD93	No development is to occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks. Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations. Note - The minimum setback distance applies to the each side of waterway.

Part J - Criteria for assessable development - Morayfield South precinct, developable lot

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part J, Table 6.2.3.2.1.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.3.2.1.2 Assessable development - Morayfield South precinct, developable lot

Performance outcome	Examples that achieve aspects of the performance outcomes
General criteria	
Servicing	
PO1 The site is a developable lot that is not serviced with all local government networks including water and sewer.	No example provided.
Interim uses	
PO2 Interim uses: a. do not fragment or alienate the land or result in the loss of land for future urban purposes; b. result in minimal investment; c. do not prejudice or delay the use of the land for urban purposes.	No example provided.
PO3 Interim uses: a. are adequately serviced with necessary infrastructure to meet on-site needs and requirements; b. are of a size and scale that maintains the low density, low intensity and open area landscape character consistent with the semi-rural environment. c. are designed, located and operated in a manner that avoids nuisance impacts on adjoining properties; d. requires minimal filling or excavation. Where this occurs, visual impacts are reduced through screening; e. are not visually dominant from the streetscape or adjoining properties; f. utilise materials, finishes and colours that are consistent with existing semi-rural environment.	No example provided.
Density	
PO4 Development does not result in residential density exceeding more than one dwelling house per lot.	No example provided.

Building heights	
PO5 The height of buildings and structures: a. is consistent with the existing low rise, open area and low density character and amenity of the Interim precinct; b. does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises.	**E5** Unless otherwise specified in this code, the height of all buildings and structures does not exceed 5m
Setbacks	
PO6 Buildings and structures are setback to: a. be consistent with the semi-rural character of the area b. result in development not being visually dominant or overbearing with respect on adjoining properties; c. maintain the privacy of adjoining properties.	**E6** Unless specified elsewhere in this code, the minimum setback from a boundary is as follows: a. Front boundary - 6m; b. Side boundary - 4.5m; c. Rear boundary - 4.5m
PO7 Non-residential uses are setback to ensure: a. chemical spray, fumes, odour, dust are contained on-site; b. unreasonable nuisance or annoyance resulting from, but not limited to, noise, storage of materials and rubbish does not adversely impact upon land users adjacent to, or within the general vicinity; and c. buildings and other structures are consistent with the open area, low density, low built form character and amenity of the existing area.	**E7** The following uses and associated buildings are setback from all property boundaries as follows: a. Animal husbandry (buildings only) - 10m; b. Animal keeping, excluding catteries and kennels - 20m; c. Cropping (buildings only) - 10m; d. Cropping (buildings only) - 10m; e. Rural industry - 20m; f. Wholesale nursery - 10m; g. Veterinary services - 10m.
Development footprint	
PO8 Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within that development footprints.	No example provided.
Amenity	
PO9 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.	No example provided.
PO10 Development is located, designed and operated to avoid nuisance impacts caused by glare and lighting on another property. Nuisance effects generated as a result of development are to be contained to the development site.	**E10** Illumination does not exceed the recommended maximum values of light technical parameters for the control of obtrusive light in Table 2.1 of the Australian Standard AS4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.
Hazardous chemicals Note - To assist in demonstrating compliance with the following performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitability qualified person in accordance with 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.	

PO11 Off-site risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land uses.	**E11.1** Off-site impacts or risks from foreseeable hazard scenario does not exceed the dangerous dose at the boundary of land zoned for vulnerable or sensitive land uses as described below: Dangerous Dose a. For any hazard scenario involving the release of grass or vapours: i. AEGL2 (60 minutes) or if not available ERPG2 ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 14kPA overpressure; ii. 12.6W/m2 heat radiation. If criteria E11.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk of 50 x 10-6/year.
	E11.2 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of grass or vapours: i. AEGL2 (60 minutes) or if not available ERPG2 ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPA overpressure; ii. 4.7W/m2 heat radiation. If criteria E11.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk of 50 x 10-6/year.
PO12 Buildings and package stores containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.	**E12** Buildings and package stores containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.
PO13 Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system (s) that are adequate to contain releases, including fire fighting media.	**E13** Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the

	maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.
PO14 Storage and handling areas, including manufacturing areas, containing hazardous chemicals in quantities greater than 2,500L or kg within a Local Government "flood hazard area" are located and designed in a manner to minimise the likelihood of inundation of flood waters from creeks, rivers, lakes or estuaries.	**E14.1** The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.
	E14.2 The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Waste treatment	
PO15 Stormwater generated on-site is treated and disposed of in an acceptable manner to mitigate any impacts on soil, surface water or ground water quality. Development resulting in the degradation of soil, surface water or ground water quality is avoided.	**E15** All concentrated animal use areas (e.g. Sheds, pens, holding yards, stables, kennels and other animal enclosures) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.
Car parking	
PO16 Traffic generation, vehicle movement and on-site car parking associated with an activity: a. provides safe, convenient and accessible access for vehicles and pedestrians; b. provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand; c. is appropriate to the road classification and carrying capacity of the local network and able to meet the additional demands generated by the development; and d. does not result adverse impacts on the efficient and safe functioning of the road network.	**E16** On-site car parking is provided in accordance with Schedule 7 - Car parking.
Noise	
PO17 Noise generating uses do not adversely affect existing or potential noise sensitive uses. Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact	**E17** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.

assessments are to be prepared in accordance with Planning scheme policy - Noise.	
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO18 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner. Note - Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas.	No example provided.
Works criteria	
Utilities	
PO19 All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in a manner that: a. is effective in delivery of service and meets reasonable community expectations b. has capacity to service the maximum lot yield envisaged for the zone and precinct and the service provider's design assumption c. ensures a logical, sequential, efficient and integrated roll out of the service network; d. is conveniently accessible in the event of maintenance or repair; e. minimise whole of life cycle costs for that infrastructure f. minimises risk of potential adverse impacts on the natural and built environment; g. minimises risk of potential adverse impact on amenity and character values; h. recongises recognises and promotes Council's Total Water Cycle Management policy and the efficient use of water resources.	No example provided.
Access	
PO20 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No example provided.

PO21 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**E21.1** The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E21.2 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E21.3 The development layout allows forward vehicular access to and from the site.
PO22 Safe access is provided for all vehicles required to access the site.	**E22.1** Site access and driveways are designed, located and constructed in accordance with: a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design b. Where for a Council controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	E22.2 Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with: a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; c. Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.
	E22.3 Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements
	E22.4 Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.
PO23	**E23**

Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.	Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.
PO24 Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.	**E24.1** Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Refer to QUDM for requirements regarding trafficability.
	E24.2 Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.
Street design and layout	
PO25 Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions: a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement (where relevant). Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	No example provided.
PO26 The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development. Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with	**E26.1** New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.

Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs: • Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m^2 Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • Warehouses and Industry greater than 6,000m^2 GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate development catchment's impact and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E26.2** Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable. **E26.3** The active transport network is extended in accordance with Planning scheme policy - Integrated design.
PO27 New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users. Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.	**E27** New intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides an access or residential street function: i. intersecting road located on same side = 60 metres; or ii. intersecting road located on opposite side = 40 metres. b. Where the through road provides a local collector or district collector function: i. intersecting road located on same side = 100 metres; or

	ii. intersecting road located on opposite side = 60 metres. c. Where the through road provides a sub-arterial function: i. intersecting road located on same side = 250 metres; or ii. intersecting road located on opposite side = 100 metres. d. Where the through road provides an arterial function: i. intersecting road located on same side = 350 metres; or ii. intersecting road located on opposite side = 150 metres. e. Walkable block perimeter does not exceed: i. 500 metres in the Next generation neighbourhood sub-precinct; ii. 400 metres in the Urban neighbourhood sub-precinct. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO.
PO28 All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m. Note - Frontage roads include streets where no direct lot access is provided. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.	**E28** Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following: **Situation** / **Minimum construction** Frontage road unconstructed or gravel road only; OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; OR Frontage road partially / Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and

	<table><tr><td>constructed* to Planning scheme policy - Integrated design standard.</td><td>table drainage to the opposite side. The minimum total travel lane width is: • 6m for minor roads; • 7m for major roads.</td></tr></table> Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads. Note - Construction includes all associated works (services, street lighting and linemarking). Note - Alignment within road reserves is to be agreed with Council. Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
Stormwater	
PO29 Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.	**E29.1** The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design. **E29.2** Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM. **E29.3** Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM. Note - Development provides inter-allotment – QUDM level III drainage, including bunds, to all lots that have a gradient less than 1 in 100 (for the whole of the allotment) to the road. The inter-allotment drainage system (including easements) is provided in accordance with Planning scheme policy - Integrated design (Appendix C).
PO30 Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.	**E30.1** The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site. **E30.2** The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for

	the fully developed upstream catchment without allowing the flows to encroach upon private lots.
	E30.3 Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.
	E30.4 The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel. Note - Refer to QUDM for recommended average flow velocities.
PO31 Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.	**E31** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO32 Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.	No example provided.
PO33 Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	No example provided.
PO34	No example provided.

<table>
<tr>
<td>Where development:

a. is for an urban purpose that involves a land area of 2500m^2 or greater; and
b. will result in:
i. 6 or more dwellings; or
ii. an impervious area greater than 25% of the net developable area,

stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.

Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</td>
<td></td>
</tr>
<tr>
<td>PO35
Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.

Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</td>
<td>E35
Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:

<table>
<tr><th>Pipe Diameter</th><th>Minimum easement width (excluding access requirements)</th></tr>
<tr><td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr>
<tr><td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr>
<tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr>
</table>

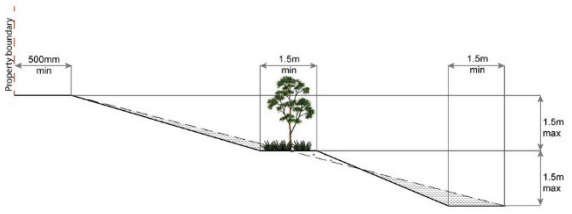
Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.

Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</td>
</tr>
<tr>
<td>PO36</td>
<td>No example provided.</td>
</tr>
</table>

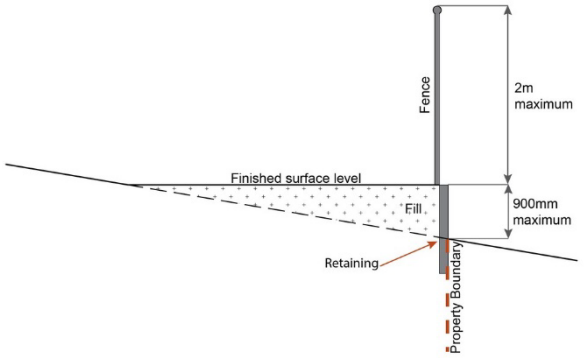
Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.	
PO37 Council is provided with accurate representations of the completed stormwater management works within residential developments.	**E37** "As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided. Note - Documentation is to include: a. photographic evidence and inspection date of the installation of approved underdrainage; b. copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; c. date of the final inspection.
Site works and construction management	
PO38 The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
PO39 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	**E39.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind; c. stormwater discharge rates do not exceed pre-existing conditions; d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; e. onding or concentration of stormwater does not occur on adjoining properties.
	E39.2 Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E39.3 The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation

	techniques to control erosion and sediment and dust from leaving the property.
	E39.4 Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.
PO40 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E40** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO41 All development works including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and: a. the aggregate volume of imported or exported material is greater than 1000m3; or b. the aggregate volume of imported or exported material is greater than 200m3 per day; or c. the proposed haulage route involves a vulnerable land use or shopping centre. Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.	**E41.1** Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
	E41.2 All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads.
	E41.3 Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
	E41.4 Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes. Note - The road hierarchy is mapped on Overlay map - Road hierarchy and on Figure 6.2.3.3.1 Morayfield South Structure Plan. Note - A dilapidation report may be required to demonstrate compliance with this E.
	E41.5 Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works. Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works

	that will affect access, traffic movements or traffic safety in existing roads.
	E41.6 Access to the development site is obtained via an existing lawful access point.
PO42 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**E42.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.
	E42.2 Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - The chipped vegetation must be stored in an approved location.
PO43 All development works are carried out at times which minimise noise impacts to residents.	**E43** All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays. Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.
PO442 All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**E442** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. Note - These areas are to be maintained during any maintenance period to maximise grass coverage.
PO45 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	No example provided.

Earthworks	
PO463 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).	**E463.1** All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
	E463.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.
	E463.3 Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.
	E463.4 All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.
	E463.5 All filling or excavation is contained on-site and is free draining.
	E463.6 All fill placed on-site is: a. limited to that area necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).
	E463.7 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO474 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E474** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO485 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;	**E485** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act.

b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act.	
PO496 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act.	**E496** Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.
PO507 Filling or excavation does not result in land instability. Note - Steep slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No example provided.
PO5148 Filling or excavation does not result in: a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. any clearing of native vegetation. Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	No example provided.
PO5249 Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater	**E5249** Filling and excavation undertaken on the development site are shaped in a manner which does not:

flows and drainage systems on land adjoining the site.	a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD530 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents. Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.	**E530** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**  c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below. **Figure - Cut**

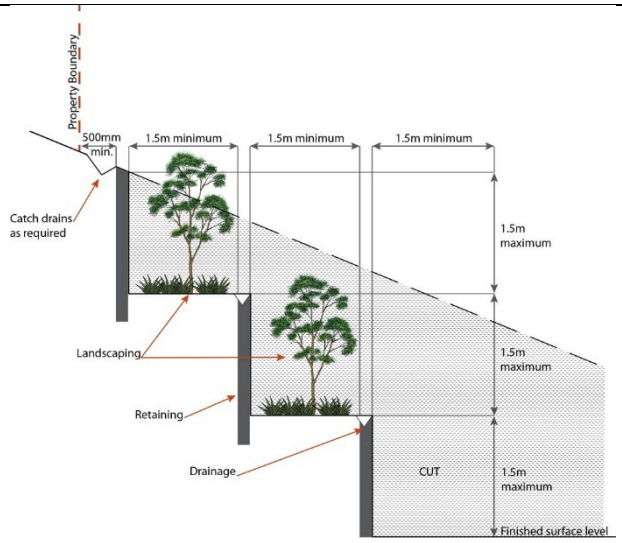
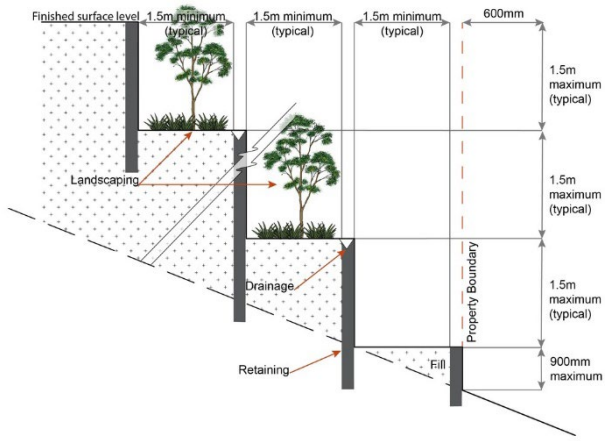


Figure - Fill



PO541 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).	**E541** All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
Fire services	

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:
   i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
   ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
   iii. material change of use for a Tourist park with accommodation in the form of caravans or tents; or
   iv. material change of use for outdoor sales, outdoor processing or outdoor storage where involving combustible materials.

AND

b. none of the following exceptions apply:
   i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
   ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.

Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.

PO552

Development incorporates a fire fighting system that:

a. satisfies the reasonable needs of the fire fighting entity for the area;
b. is appropriate for the size, shape and topography of the development and its surrounds;
c. is compatible with the operational equipment available to the fire fighting entity for the area;
d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another;
e. considers the fire hazard inherent in the surrounds to the development site;
f. is maintained in effective operating order.

Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.

E552.1

External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*.

Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:

a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;
b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);
c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:
   i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;
   ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;
   iii. for outdoor sales, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales,outdoor processing and outdoor storage facilities;
d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.

E552.2

A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:

a. an unobstructed width of no less than 3.5m;
b. an unobstructed height of no less than 4.8m;
c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;
d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.

E552.3

On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.

PO563 On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.	**E563** For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO574 Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.	**E574** For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
PO585 Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another; e. considers the fire hazard inherent in the surrounds to the development site; f. is maintained in effective operating order. Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.	**E585** External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable: a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales outdoor processing and outdoor storage facilities;

	d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
Use specific criteria	
Dwelling house - Secondary dwelling	
PO596 Secondary dwellings: a. are subordinate and ancillary to the primary dwelling in size and function; b. are not larger than 100m² GFA; c. have the appearance, bulk and scale of a single dwelling from the street; d. maintain sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the dwelling house on-site.	**E596.1** The siting and design of dwellings ensures that the secondary dwelling is: a. not located in the front of the primary dwelling; b. annexed to (adjoining, below or above) or located within 50m of the primary dwelling (excluding domestic outbuildings); c. accessed from the existing driveway giving access to the Dwelling house. Note - The requirements to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.
	E596.2 No more than 1 secondary dwelling is located on an allotment.
	E596.3 The GFA of the secondary dwelling does not exceed 100m².
Dwelling house - Domestic outbuildings	
PO6057 Domestic outbuildings and car ports are: a. of a height that does not negatively impact the visual amenity of adjoining properties; b. located on-site to not dominate the streetscape.	**E6057** Domestic outbuildings: a. have a total combined maximum roofed area as outlined below: **Size of lot** / **Max. Roofed area** Less than 600m² / 50m² 600m² - 1000m² / 70m² Greater than 1000m² – 2000m² / 80m² Greater than 2000m² / 150m² Note - Building Work is excluded from the GFA calculations. b. have a maximum building height of 4m and a mean height not exceeding 3.5m; c. are located behind the main building line and not within primary or secondary frontage setbacks or trafficable water body setbacks. Note - for c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.
Home based business	
PO6158 Home based business:	**E6158.1** Home based business having a maximum total use area of 100m² are fully contained within a dwellings or on-site structure, except for a home based child care facility.

a. are subordinate in size and function to the primary use on the site being a permanent residence; b. are of a scale and intensity that does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings; c. store no more heavy vehicles, trailer and motor vehicle on-site as follows: i. 1 heavy vehicle ii. 1 trailer iii. Up to 3 motor vehicles d. results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding low density, low built form and open area character and amenity; e. are suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised; f. sufficiently separated from adjoining properties so development does not result in adverse visual, noise or nuisance impacts on adjoining residents.	**E6158.2** Up to 2 additional non-resident, either employees or customers, are permitted on the site at any one time. Note - This provision does not apply to Bed and Breakfast or farmstay business.
	E6158.3 The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows: a. 1 heavy vehicle b. 1 trailer c. Up to 3 motor vehicles. Note - The car parking provision associated with the dwelling house is in addition to this requirement. Note - The number of motor vehicles stated is in addition to motor vehicles associated with a dwelling house.
	E6158.4 Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), fence(s), or a combination at least 1.8m in height along the length of those areas. Note - Planting for screening is to have a minimum depth of 3m.
	E6158.5 Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.
PO6259 The hours of operation for home based business are managed so that the activity does not adversely impact on the low intensity character and amenity of the area.	**E6259** Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday or Anzac Day, except for: a. bed and breakfast or farmstay business which may operate on a 24 hour basis; b. office or administrative activities that do not generate non-residents visiting the site, such as book keeping and computer work; c. starting and warming up of heavy vehicles, which can commence at 7.00am.
PO630 The home based business does not result in: a. an adverse visual, odour, particle drift or noise nuisance impact on the residents in adjoining or nearby dwellings; b. an adverse impact upon the low intensity and open area character and amenity of the locality; c. the establishment of vehicle servicing or major repairs, spray painting, panel beating or any environmentally relevant activity (ERA).	**E630.1** The use does not involve vehicle servicing or major repairs, including spray painting or panel beating.
	E630.2 Home based business do not comprise an environmentally relevant activity (ERA) as defined in the *Environmental Protection Regulation 2008.*
	E630.3 Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.

PO641 On site display and sales of goods is limited to the activities being undertaken from the site and does not result in: a. the display and sale of goods being viewed from outside of the site; b. overall development on the site having a predominantly commercial appearance.	**E641.1** Only goods grown, produced or manufactured on-site are sold from the site.
	E641.2 Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from boundary of the site
PO652 Bed and breakfast and farmstays are of a size and scale that: a. are consistent with the low intensity, open area character and amenity of the area; b. ensures acceptable levels of privacy and amenity for the residents in adjoining or nearby dwellings	**E652** For bed and breakfast and farmstays: a. overnight accommodation is provided in the dwelling house of the accommodation operator. b. maximum 4 bedrooms are provided for a maximum of 10 guests. c. meals are served to paying guests only. d. rooms do not contain food preparation facilities.
Major electricity infrastructure, Substation and Utility installation	
PO663 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the sub-precinct and surrounding area.	**E663.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structure and other equipment: a. are enclosed within buildings or structure; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to exterior walls.
	E663.2 A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.
PO674 Infrastructure does not have an impact on pedestrian health and safety.	**E674** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO685 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or	**E685** All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.

b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	
Roadside stall	
PO696 A roadside stall: a. comprise only one roadside stall per property; b. only offers goods grown, produced or manufactured on the site; c. is of a size and in a location that will not result in nuisance, or have a significant adverse impact on the amenity, for residents on adjoining and surrounding properties; d. is designed and located to ensure safe and accessible access, egress and on-site parking and not negatively impact the road network.	**E696.1** For a roadside stall: a. no more than one roadside stall per property; b. goods offered for sale are only goods grown, produce or manufactured on the site; c. the maximum areas associated with a roadside stall, including any larger separate items displayed for sale, does note exceed 20m²
	E696.2 Roadside stall: a. provide car parking for 2 vehicles off the road carriage and located on the property; b. is located no closer than 100m from an intersection .
Rural industry	
PO670 Rural industry: a. adopt construction materials and use of colour for buildings and structures are visually compatible with the rural residential character and amenity; b. is of a size, scale and design that is not visually dominant, overbearing and inconsistent with the low intensity built form and open area character and amenity of the rural residential environment.	No example provided.
Sales office	
PO7168 Sales office remain temporary in duration and retain a physical connection to land or building being displayed or sold.	**E7168** Development is carried out for no longer than 2 years
Telecommunications facility Editor's note - In accordance with the Federal legislation Telecommunications facilities must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
PO7269 Telecommunications facilities are co-located with existing telecommunications facilities, Utility installation, Major electricity infrastructure or Substation if there is already a facility in the same coverage area.	**E7269.1** New telecommunication facilities are co-located with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.
	E7269.2

	If not co-located with an existing facility, all co-location opportunities have been investigated and full exhausted within a 2km radius of the site.
PO730 A new Telecommunications facility is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.	**E730** A minimum area of 45m² is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO741 Telecommunications facilities do not conflict with lawful existing land uses both on and adjoining the site.	**E741** The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
PO752 The Telecommunications facility does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the sub-precinct and surrounding area.	**E752.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.
	E752.2 In all other areas towers do not exceed 35m in height.
	E752.3 Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	E752.4 All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries. Where there is no established building line the facility is located at the rear of the site.
	E752.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	E752.6 A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
PO763	**E763**

Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.
PO774 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting	**E774** All equipment comprising the Telecommunications facility which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Wholesale nursery	
PO785 Buildings and activities associated with a wholesale nursery: a. ensures the propagation of plants, whether or not in the open, occur without loss of amenity to adjacent properties; b. do not result in any form of environmental degradation, including, but not limited to, soil degradation, pollution of natural water courses and introduction of exotic plant species into the natural on-site or adjoining flora; c. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; d. have vehicle access from a road classified as a arterial or sub-arterial. Note - Refer to Overlay map - Road hierarchy for road classification.	No example provided.
Veterinary services	
PO796 Buildings and activities associated with veterinary services: a. are for veterinary care, surgery and treatment of animals only; b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; c. have vehicle access from a road classified as a arterial or sub-arterial. Note - Refer to Overlay map - Road hierarchy for road classification.	No example provided.
Winery	
PO807 Buildings and activities associated with winery:	No example provided.

a. are for a winery and ancillary activities only. Uses not affiliated with winery activities, or the sale of products produced or manufactured on-site, are avoided; b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; and c. have vehicle access from a road classified as an arterial or sub-arterial. Note - Refer to Overlay map - Road hierarchy for road classification.	

Values and constraints criteria

Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.

Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)

Note - To demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer. Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils.

PO~~7~~81 Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development: a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	**E~~7~~81** Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)

Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:

a. Clearing of native vegetation located within an approved development footprint;
b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
h. Grazing of native pasture by stock;
i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

Note - Definition for native vegetation is located in Schedule 1 Definitions. Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas. Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details. Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas. Editor's note - Environmental areas are included in the Environmental Corridor identified on Figure 6.2.3.3.1 Morayfield South Structure Plan.	
Vegetation clearing, ecological value and connectivity	
PO82 ~~79~> Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that: a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. * Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.	No example provided.
PO83~~0~~ Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by: a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation	No example provided.

plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas	
Vegetation clearing and habitat protection	
PO841 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO852 Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	No example provided.
PO863 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No example provided.
Vegetation clearing and soil resource stability	
PO874 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	
PO885	No example provided.

Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry and animal keeping activities.	
PO896 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channeled flow.	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
PO9087 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No example provided.
PO9188 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	No example provided.

PO892 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO930 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.	No example provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
PO944 Development within a Pumping station buffer is located, designed and constructed to: a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.	**E944.1** Development does not involve the construction of any buildings or structures within a Pumping station buffer.
PO952 Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields. Note - Habitable room is defined in the Building Code of Australia (Volume 1).	**E952** Habitable rooms: a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply supply substation are acoustically insulted to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.

	Note - Habitable room is defined in the Building Code of Australia (Volume 1)
PO963 Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment. Note - To demonstrate achievement of the performance outcome, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing an noise impact assessment report is provided in Planning scheme policy – Noise. Note - Habitable room is defined in the Building Code of Australia (Volume 1).	No example provided.
PO974 Development within a Bulk water supply infrastructure buffer is located, designed and constructed to: a. protect the integrity of the water supply pipeline; b. maintain adequate access for any required maintenance or upgrading work to the water supply pipeline;	**E974** Development: a. does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; b. involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO985 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	No example provided.
PO996 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for	No example provided.

significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	
PO10097 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO10198 Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises.	**E10198** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
PO10299 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot.	**E10299** Development ensures flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot.
PO1030 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	**E1030.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E1030.2** Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO1041 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples.	No example provided.

Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	
PO1052 Development for a Park ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**E1052** Development for a Park ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks Editor's note - Riparian and wetland setbacks are included in the Environmental Corridor identified on Figure 6.2.3.3.1 Morayfield South Structure Plan.	
PO1063 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	**E1063** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply) Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code	

MBRC Planning Scheme
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Part 9



Development Codes

Moreton Bay Regional Council Planning Scheme 2016
Major Amendment No. 4:
Morayfield South Emerging Community Area (TLPI Response) and Designated Bushfire Prone Areas

CITY OF MORETON BAY

9.3 Use codes

9.3.1 Dwelling house code

9.3.1.1 Application

1. This code applies to undertaking development for dwelling houses on varying lot types located in the General residential zone, the Emerging community zone - Transition precinct and Morayfield South precinct (Next generation neighbourhood sub-precinct and Urban neighbourhood sub-precinct) if on a developed lot, the Redcliffe Kippa-Ring local plan - Interim residential precinct, and the Caboolture West local plan - Urban living precinct (Next generation neighbourhood sub-precinct) if on a developed lot, if:

    a. the development has been categorised as either accepted development subject to requirements or assessable development - code assessment, and this code is identified as applicable to that development in the assessment benchmarks for assessable development and requirements for accepted development column of a table of assessment (Part 5);
    b. the development has been categorised as assessable development - impact assessment (Part 5).

2. For accepted development subject to requirements or assessable development under this Code:
    a. Part A of the code applies only to accepted development subject to requirements;
    b. Part B of the code applies only to assessable development.

9.3.1.2 Purpose

1. The purpose of the 9.3.1 'Dwelling house code' is to guide development to ensure residential development creates liveable, safe and attractive living environments that complement the precinct character.

Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant character.

2. The purpose of the code will be achieved through the following overall outcomes:
    a. Dwelling houses support housing diversity that meets the needs of existing and future residents within the region.
    b. The character and scale of Dwelling houses are compatible with the intended character for the zone and precinct.

    Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant character.

    c. Secondary dwellings are:
        i. only located on larger lots capable of accommodating useable open space areas, shared infrastructure services and car parking for both dwellings and separation to neighbouring dwellings, establishing on lots with minimum dimensions of:
            A. in the Suburban neighbourhood precinct or Coastal communities precinct of the General residential zone — a lot size of 600m2 and a primary frontage width of 12.5m;
            B. in all other applicable precincts, zones or local plans — a lot size of 450m^2 and a primary frontage width of 10m.
        ii. substantially smaller than the primary dwelling and limited in size, not exceeding a maximum gross floor area (GFA) of:
            A. 45m^2, where located on lots between 450m^2 and 800m2 in area; or
            B. 55m^2, where located on lots greater than 800m2 in area.

iii. designed, sited and oriented to avoid adverse privacy and amenity impacts to adjoining properties;
iv. not precluded from access to shared private open space areas and allocated car parking on the site.

Editor's note - This does not include any swimming pool fencing to the minimum extent required by legislation.

d. Garages, car ports and domestic outbuildings remain subordinate and ancillary to the principal dwelling and are located and designed to reduce amenity impacts on adjoining properties and not dominate the street frontage.
e. Dwelling houses are designed to add visual interest and contribute to an attractive streetscape and public realm.
f. Dwelling houses provide a high standard of built form and include landscaping on site to maintain and create attractive streetscapes, active frontages and surveillance.
g. The design, position and size of Dwelling houses relative to the site dimensions and adjoining properties establish a high level of residential amenity and privacy by providing separation, visual breaks and open spaces between and around dwellings and structures or groups of dwellings and structures with matching built to boundary walls to both side boundaries.
h. Dwelling houses are designed to maintain the amenity and safety of pedestrians.
i. Subtropical design, siting and orientation of Dwelling houses enhances the comfort and amenity of residents and surrounding properties by optimising access to natural light and breezes in the spaces between buildings and structures.
j. Dwelling houses provide private open space areas that are of sufficient size, shape and dimensions to provide multi-purpose spaces for outdoor living, recreation, utility functions and landscaped amenity for residents.
k. Dwelling houses are provided with infrastructure and services at a level suitable for the zone or precinct.
l. Site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
m. Dwelling houses are designed to respond to the lot shape, dimensions and topographic features.
n. Dwelling houses are designed to respond to sloping topography in the siting, design and form of buildings and structures (e.g. retaining structures) by:
    i. avoiding where possible cut and fill by responding to the natural topography of the site;
    ii. retaining walls are kept to a human scale and not excessive in height and do not extend for lengths inconsistent with the scale of a Dwelling house;
    iii. minimising any impact on the streetscape and landscape character of the precinct or sub-precinct;

Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant precinct character.

    iv. protecting the amenity of adjoining properties from visual impact of cut and fill;
    v. ensuring slope stability;
    vi. ensuring all necessary maintenance is achievable.

o. Dwelling houses provide car parking spaces on-site to meet resident and visitor demands, to preserve and protect the operational efficiency and amenity of residential streets.
p. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
    i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
    ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
    iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.

iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
   A. the provision of replacement, restoration, rehabilitation planting and landscaping;
   B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
   C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.

v. protecting native species and protecting and enhancing species habitat;

vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;

vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;

viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;

ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;

x. ensuring effective and efficient disaster management response and recovery capabilities;

xi. where located in an overland flow path:
   A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
   B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
   C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
   D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

9.3.1.3 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 9.3.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 9.3.1.1, the category of development changes to assessable development under the rules outlined in section 5.3.3.1., and assessment is against the corresponding performance outcome(s) (POs) identified in Table 9.3.1.3.1 below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Table 9.3.1.1 RAD-PO Equivalence table

Requirements for accepted development (RAD)	Corresponding PO
RAD1	PO1
RAD2	PO2
RAD3	PO3
RAD4	PO3
RAD5	PO4
RAD6	PO6
RAD7	PO7

RAD8	PO8
RAD9	PO8
RAD10	PO10
RAD11	PO12
RAD12	PO12
RAD13	PO13, PO14
RAD14	PO15
RAD15	PO17
RAD16	PO18
RAD17	PO19
RAD18	PO21
RAD19	PO21A
RAD20	PO21B
RAD21	PO21C
RAD22	PO21D
RAD23	PO21D
RAD24	PO21E
RAD25	PO21F
RAD26	PO22
RAD27	PO23
RAD28	PO24-PO35
RAD29	PO24-PO35
RAD30	PO36
RAD31	PO37
RAD32	PO38
RAD33	PO39
RAD34	PO40
RAD35	PO41
RAD36	PO41
RAD37	PO55
RAD38	PO54-PO56, PO58-PO60
RAD39	PO54-PO56

RAD40	PO57
RAD41	PO61
RAD42	PO42
RAD43	PO42
RAD44	PO45
RAD45	PO45
RAD46	PO45
RAD47	PO46
RAD48	PO47
RAD49	PO47
RAD50	PO49
RAD51	PO50
RAD52	PO51
RAD53	PO53
RAD54	PO62
RAD55	PO63
RAD56	PO64
RAD57	PO65
RAD58	PO65
RAD59	PO66

Where accepted development subject to requirements cannot comply with one or more of the requirements for accepted development listed as concurrence agency issues, Council will be a Concurrence Agency for assessment of those aspects of a building development application. Noncompliance will be assessed by Council against the corresponding applicable performance outcomes in Part B Requirements for assessable development. Noncompliance with a requirement for a concurrence agency issue does not change the categories of development or categories of assessment. Where the Dwelling house does not comply with one or more of the requirements for accepted development relating to a constraint, the development becomes assessable development - code assessment and an application will be required to be lodged with Council in accordance with the section 5.3.3.1.a.ii..

Part A - Requirements for accepted development

Table 9.3.1.1 Requirements for accepted development

Requirements for accepted development	
General requirements (All lots - Traditional lot, Narrow lot, Row lot and Laneway lot)	
Building height	
RAD1	Building height does not exceed that mapped on Overlay map — Building heights.

	Note - Minimum's mapped on Overlay map - Building heights, do not apply to Dwelling houses. Note - The above does not apply to domestic outbuildings. Refer to requirements for Domestic outbuildings in this code. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*.
RAD2	The height of tall structures (e.g. antenna, aerial, chimney, flagpole or the like) projects no more than 8.5m above ground level and transmission and receiving dishes are no larger than 1.2m diameter. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*.
Setbacks	
RAD3	Setbacks (excluding built to boundary walls) comply with: a. Emerging community zone: i. ~~Transition precinct (developed lot) Morayfield South urban area identified in 'Figure 9.3.1.1 Morayfield South - Urban area' - Table 9.3.1.5 'Setbacks'~~ Morayfield South precinct (developed lot) - Urban neighbourhood sub-precinct – Table 9.3.1.6 'Setbacks' ii. Morayfield South precinct (developed lot) - Next generation neighbourhood sub-precinct and Transition precinct (developed lot) all other areas - Table 9.3.1.5 'Setbacks' b. General residential zone: i. Coastal communities precinct - Table 9.3.1.3 'Setbacks' ii. Suburban neighbourhood precinct - Table 9.3.1.4 'Setbacks' iii. Next generation neighbourhood precinct - Table 9.3.1.5 'Setbacks' iv. Urban neighbourhood precinct - Table 9.3.1.6 c. Caboolture West local plan: i. Urban living precinct - Next generation sub-precinct - Table 9.3.1.5 'Setbacks' d. Redcliffe Kippa-Ring local plan: i. Interim residential precinct - Table 9.3.1.3 'Setbacks' **Except for carports** in the primary and secondary frontage where they: a. are setback a minimum of: i. 5.4m; or ii. if the dwelling was built before 2005: A. not less than the setback to an existing lawfully constructed carport or garage on an adjoining lot having the same road frontage (where a lawfully constructed carport or garage is located on both sides, the lesser of the two is applicable); B. or 0.5m, whichever is the greater; and b. remain open and are not enclosed by walls, screens, doors or the like. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*. Editor's Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (refer to values and constraints for details). Note - The above setbacks apply only to Class 1a and Class 10a buildings/structures, with the exception of domestic outbuildings (e.g garden shed) where in the Caboolture West local plan - Urban living precinct - Next generation sub-precinct and with a maximum roofed area not more than $10m^2$ and a height of not more than 2.5m.

	Editor's note - The location and design of the Dwelling house, specifically garages and covered car parking spaces are to ensure the design and location of any resultant driveways and crossovers are able to comply with relevant criteria of Planning scheme policy - Integrated design (Appendix A) for Driveways, Vehicle and Pedestrian Crossover.

RAD4	Built to boundary walls are: a. provided on lots if required by an existing approval issued by Council, and are established in accordance with the plan of development under that existing approval (including any subsequent amendments to that plan of development that are approved by council in writing) OR if no approved plan of development applies to the land, are only established on lots having a primary frontage of 18m or less and where permitted in Table 9.3.1.7 'Built to boundary walls'; of a length and height not exceeding that specified in Table 9.3.1.7 'Built to boundary walls'; setback from the side boundary: i. if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm; b. on the low side of a sloping lot. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended. Note - The above setbacks apply only to Class 1a and Class 10a buildings/structures. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*. Editor's note - A wall is not to be built to the boundary if it has a window or if a wall of a building on an adjoining lot: a. is within 900mm of that boundary; b. is within 1.5m of that boundary and has an opening/window to a habitable room; c. is not constructed from masonry or other material fire rated in accordance with the Building Code of Australia.
Site cover	
RAD5	Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed: a. Emerging community zone: ▪ Transition precinct (developed lot) and Morayfield South precinct (developed lot) - in accordance with Table 9.3.1.8 b. General residential zone: ▪ Coastal communities precinct — 50% ▪ Suburban neighbourhood precinct — 50% ▪ Next generation neighbourhood precinct — in accordance with Table 9.3.1.8 ▪ Urban neighbourhood precinct — in accordance with Table 9.3.1.9

	c. Caboolture West local plan: ▪ Urban living precinct - Next generation sub-precinct - in accordance with Table 9.3.1.8 d. Redcliffe Kippa-Ring local plan: ▪ Interim residential precinct - 50% Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017.*

Car parking

RAD6 Car parking spaces are provided in accordance with the table below.

Location	Minimum number of carspaces to be provided
General residential zone: • Coastal communities precinct • Suburban neighbourhood precinct Redcliffe Kippa-Ring local plan: • Interim residential precinct	3 per Dwelling house
Emerging community zone: • Transition precinct (developed lot) • Morayfield South precinct (developed lot) General residential zone: • Next generation neighbourhood precinct • Urban neighbourhood precinct Caboolture West local plan code: • Urban living precinct - Next generation sub-precinct	2 per Dwelling house

Note - Does not include the parking of Heavy Vehicles or Heavy Machinery.

Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017.*

Note - For a Dwelling house where in the General residential zone (Coastal communities precinct/Suburban neighbourhood precinct), or Redcliffe Kippa-Ring local plan (Interim residential precinct) the provision of the third parking space may be provided in tandem on-site.

Note - Except on lots less than 10m in width (and where no rear lot access is provided) for a Dwelling house where in the Emerging community zone (Transition precinct - developed lot), or General residential zone (Next generation neighbourhood precinct/Urban neighbourhood precinct), or Caboolture West local plan - Urban living precinct - Next generation sub-precinct, the provision of the second parking space may be provided in tandem on-site.

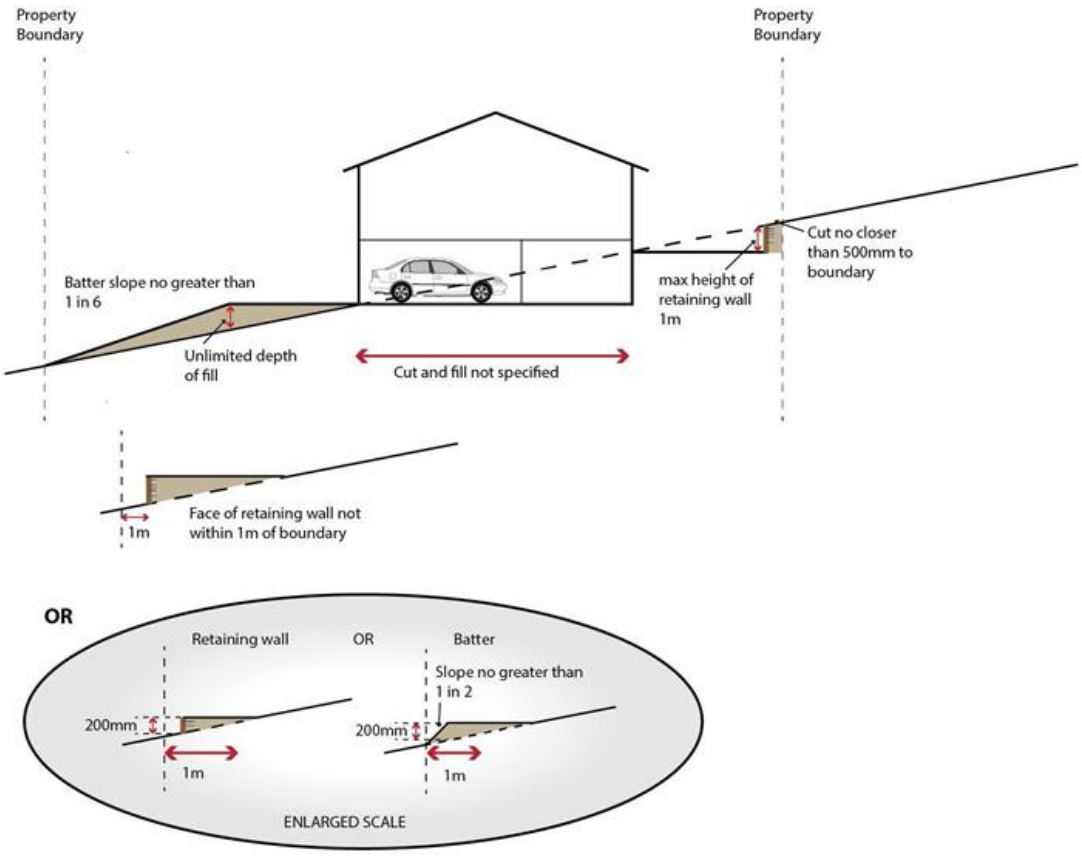
RAD7 Garage and carport openings, where located within 20m of the site frontage, are in accordance with the table below:

Primary or Secondary frontage	Covered car space opening(s) per street frontage
Greater than 18m	Not specified
12.5m to 18m	6m wide maximum
Less than 12.5m*	Single storey dwelling:

	a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: i. at least 1.0m behind the main building line;or ii. at least 1.0m behind a front portico and no more than 2.0m in front of the main building line. Two storey dwelling: a. 6.0m wide maximum; b. recessed 1.0m behind the front wall or balcony of upper level. Editor's note - Front wall is to have a minimum length of 40% of the adjoining frontage. OR For a laneway lot (Single or two storey): no maximum
Note - *For a laneway lot, vehicle access and parking must be provided via the laneway. Note - Refer to Planning scheme policy - Residential design for details and examples. Note - Where not associated with a Class 10 building or structure, non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017.* Note - For a Class 10 building or structure, Council has declared that a building or structure that is in a form that does not comply with this RAD, may: a. have an extremely adverse effect on the amenity, or likely amenity, of the locality in which it is proposed to be established; or b. be in extreme conflict with the character of the locality in which it is proposed to be established. Non-compliance with this RAD is an a*menity and aesthetic impact matter* for which Council will exercise a concurrence agency role for building work under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017.*	

Access and driveways	
RAD8	Any new crossovers and driveways or changes to existing crossovers and driveways: a. f there is an approved plan of development, are located in accordance with the plan of development approved by council as part of a development approval or as otherwise amended by council in writing; or b. if no approved plan of development applies to the land, are a maximum 40% of the frontage from which access is being obtained or 5m, whichever is lesser, in accordance with Planning scheme policy - Integrated design (Appendix A). Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017.*
RAD9	Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017.*

RAD10	Crossovers and driveways are designed and constructed in accordance with: a. where for a Council-controlled road, Planning scheme policy - Integrated design; b. where for a State-controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act, section 62 approval. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017.*
Casual surveillance	
RAD11	The Dwelling house (or the primary dwelling if including a secondary dwelling) must address primary frontages (excluding motorway and arterial roads) with a minimum of a front door, window(s) and pedestrian entrance. Note - If an acoustic fence has been conditioned as part of a reconfiguring a lot approval this provision does not apply to that frontage. Note - Refer to Overlay map - Road hierarchy for road classification. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017.*
RAD12	Each dwelling (primary and secondary), excluding domestic outbuildings and garages, that overlooks an adjoining public space (street, public open space or laneway) provides one habitable room window with an area of at least 1m^2 or multiple habitable room windows having a combined area of at least 2.5m^2 overlooking each adjoining public space (street, public open space or laneway). Note - Secondary dwellings are not required to provide a habitable room window where only the secondary dwelling garage overlooks the adjoining public space and all habitable rooms do not adjoin a public space. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017.*
Waste	
RAD13	Each dwelling (primary and secondary) includes a bin storage area that: a. is not visible from public areas or screened from public areas; b. is not located in the primary frontage setback, unless the dwelling is built to boundary on both sides of the lot with only one frontage; c. is not located in an enclosed garage; d. has a minimum area of 1m x 2m; e. has access to the collection point without going through a dwelling (excluding a garage). Note - Refer to Planning scheme policy - Residential design for details and examples. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017.*
Utilities	
RAD14	The dwelling is connected to: a. an existing reticulated electricity supply; b. reticulated sewerage where in a reticulated area; c. reticulated water;

	d. dedicated and constructed road. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017.*
Earthworks	
RAD15	Filling and excavation that is outside of the external walls of any on-site building does not: a. involve a change in level of more than 1.0m relative to natural ground level or result in a batter greater than 1V:6H relative to natural ground level; b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to natural ground level; c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary; d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless: i. the depth of fill within that 1.0m strip does not exceed 200mm relative to natural ground level; or ii. the batter slope within that 1.0m strip is no steeper than 1V:2H. **Figure - Filling or Excavation**  Note - Council has declared that a building or structure that is in a form that does not comply with this RAD, may: • have an extremely adverse effect on the amenity, or likely amenity, of the locality in which it is proposed to be established; or • be in extreme conflict with the character of the locality in which it is proposed to be established.

	Non-compliance with this RAD is an *amenity and aesthetic impact matter* for which Council will exercise a concurrence agency role for building work under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*.
Development on a laneway	
RAD16	The Dwelling house (or the primary dwelling where including a secondary dwelling) a. faces the non-laneway frontage; b. has its main pedestrian entrance (front door) from the non-laneway frontage. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017.*
RAD17	All vehicle access must be via the laneway. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017.*
Secondary dwelling	
RAD18	Secondary dwellings are established on lots with minimum dimensions of: a. in the Suburban neighbourhood precinct or Coastal communities precinct of the General residential zone — a lot size of 600m^2 and a primary frontage width of 12.5m; b. in all other applicable precincts, zones or local plans — a lot size of 450m^2 and a primary frontage width of 10m. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*.
RAD19	The primary dwelling and secondary dwelling share a single (common): a. water connection and meter; b. electricity connection and meter; c. wastewater connection/system; d. street number and letterbox; e. vehicle access driveway; f. pedestrian access point to the lot. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*.
RAD20	Secondary dwellings have a minimum of one designated car parking space (in addition to those required for the primary dwelling). Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017.* Editor's note - Refer to Planning scheme policy - Residential design for details and examples.
RAD21	Secondary dwellings have a maximum gross floor area of: a. 45m^2, where located on lots between 450m^2 and 800m^2 in area; or b. 55m^2, where located on lots greater than 800m^2 in area.

	Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*.
RAD22	Secondary dwellings are: a. not located in front of the primary dwelling; b. annexed to (adjoining, above or below) the primary dwelling; or c. where freestanding, located within 10m of the primary dwelling. Note - The requirement to locate a secondary dwelling within 10m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding domestic outbuildings) to the outermost projection of the secondary dwelling. The entire secondary dwelling does not need to be contained within the specified distance. Editor's note - Refer to Planning scheme policy - Residential design for further detail. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*.
RAD23	No more than 1 secondary dwelling is located on a lot. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*.
RAD24	Secondary dwellings, where freestanding and in the Suburban neighbourhood precinct or Coastal communities precinct of the General residential zone, orientate primary entry, or any patio, balcony or deck inwardly within the lot so that it faces the primary dwelling and not adjoining properties. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017.*
RAD25	On-site open space and allocated off-street car parking is accessible to all occupants of the primary dwelling and secondary dwelling. Note - Non-compliance with this RAD is a *planning scheme matter* for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017.* Editor's note- This does not include any swimming pool fencing to the minimum extent required by legislation. Editor's note- Development outcomes (such as fencing or other barriers) that restrict access to shared on-site open space and allocated off-street car parking are not supported.
Domestic outbuildings	
RAD26	Domestic outbuildings: a. have a total combined maximum roofed area as outlined in the table below:

Size of lot	**Maximum roofed area**
Less than 600m^2	50m^2
600m^2 - 1000m^2	70m^2
>1000m^2 — 2000m^2	80m^2

Greater than 2000m^2	150m^2

b. have a maximum and mean building height as follows:
   i. where in front of the main building line for a carport - have a maximum building height of 3.3m and a mean height not exceeding 2.7m; or
   ii. for all other instances - have a maximum building height of 4m and a mean height not exceeding 3.5m;
c. are located behind the main building line and not within the primary frontage, secondary frontage or trafficable water body setbacks except where for a carport and complying with the front setback for carports specified in this code.

Note - for c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.

Note - Council has declared that a building or structure that is in a form that does not comply with this RAD, may:
- have an extremely adverse effect on the amenity, or likely amenity, of the locality in which it is proposed to be established; or
- be in extreme conflict with the character of the locality in which it is proposed to be established.

Non-compliance with this RAD is an *amenity and aesthetic impact matter* for which Council will exercise a concurrence agency role for building work under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*.

Editor's note - The calculation for mean height is defined in the QDC.

Values and constraints requirements

Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.

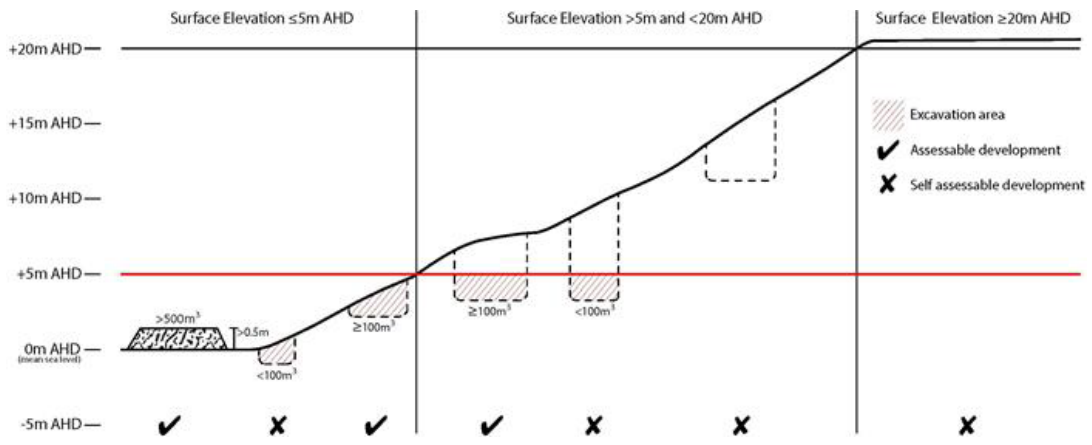
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)

Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m^3 and 500m^3 respectively.

RAD27

Development does not involve:

a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below 5m Australian Height Datum AHD, or
b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m AHD.



Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)

Note - The following are excluded from the native clearing provisions of this planning scheme:

a. Clearing of native vegetation located within an approved development footprint;
b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
h. Grazing of native pasture by stock;
i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

Note - Definition for native vegetation is located in Schedule 1 Definitions.

Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.

Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.

Editors' Note - When clearing native vegetation within a MSES area, you may still require approval from the State government.

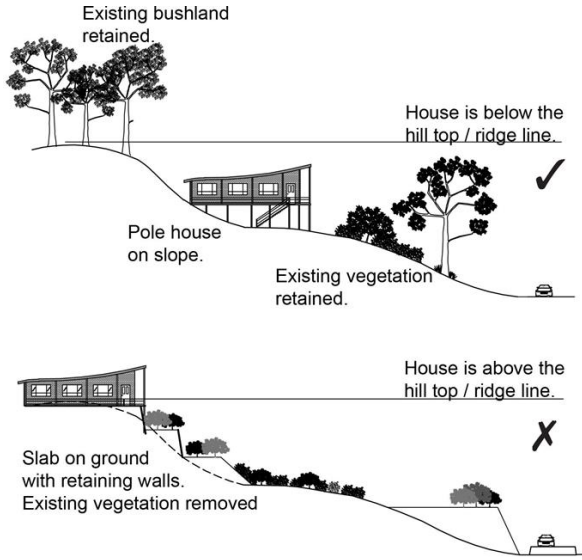
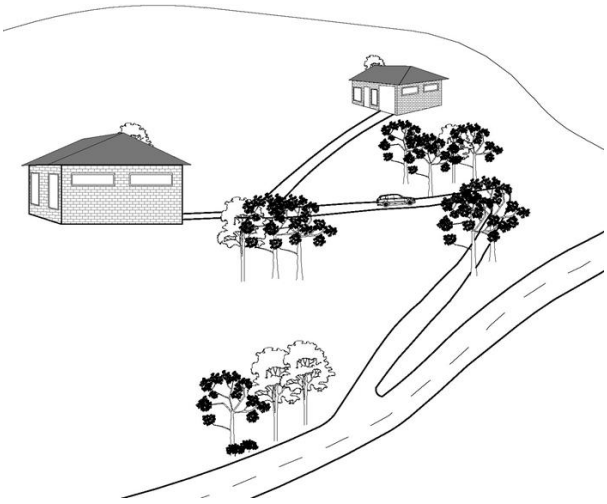
RAD28	Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house or extension to an existing dwelling house only on lots less than 750m^2. Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements. Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include: i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy — Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy — Environmental areas.

RAD29	No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer. This does not apply to the following: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following requirements apply)	
RAD30	Development does not result in more than one dwelling house per lot within separation areas.
RAD31	Development within the separation area does not include the following uses: a. caretaker's accommodation; b. community residence; c. dual occupancy; d. dwelling unit; e. hospital; f. rooming accommodation; g. multiple dwelling; h. non-resident workforce accommodation; i. relocatable home park; j. residential care facility; k. resort complex; l. retirement facility; m. rural workers' accommodation; n. short-term accommodation; o. tourist park;
RAD32	All habitable rooms within the separation area are: a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
RAD33	Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.

Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD34	The following uses are not located within the 100m wide transport route buffer: a. Caretaker's accommodation, except where located in the Extractive industry zone; b. Community residence; c. Dual occupancy; d. Dwelling house; e. Dwelling unit; f. Hospital; g. Rooming accommodation; h. Multiple dwelling; i. Non-resident workforce accommodation; j. Relocatable home park; k. Residential care facility; l. Resort complex; m. Retirement facility; n. Rural workers' accommodation; o. Short-term accommodation; p. Tourist park.
RAD35	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD36	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD37	Development for a material change of use or building work does not involve the construction of a building or structure in an Overland flow path area.
RAD38	Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and overland flow
RAD39	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD40	Development for a material change of use or building work that involves a hazardous chemical ensures the hazardous chemicals is not located within an overland flow path area.
RAD41	Development for a material change of use or building work for a Park ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply) Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places	

also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
RAD42	Development is for the preservation, maintenance, repair and restoration of the site, object or building. This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character. Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
RAD43	A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy — Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan. This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.
RAD44	Development does not result in the removal of or damage to any significant tree identified on Overlay map — Heritage and landscape character and listed in Appendix 2 of Planning scheme policy — Heritage and landscape character.
RAD45	The following development does not occur within 20m of the base of any significant tree, identified on Overlay map — Heritage and landscape character and listed in Appendix 2 of Planning scheme policy — Heritage and landscape character: a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface prior to work commencing.
RAD46	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373- Pruning of amenity trees.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD47	Development does not include the following uses within a Wastewater treatment site buffer: a. Caretaker's accommodation; b. Community residence; c. Dual occupancy; d. Dwelling house; e. Dwelling unit; f. Hospital; g. Rooming accommodation; h. Multiple dwelling; i. Non-resident workforce accommodation; j. Relocatable home park; k. Residential care facility; l. Resort complex; m. Retirement facility; n. Rural workers' accommodation; o. Short-term accommodation; p. Tourist park.
RAD48	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.

RAD49	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD50	Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.
RAD51	Development does not include the following uses located within a landfill site buffer: a. caretaker's accommodation; b. community residence; c. dual occupancy; d. dwelling house; e. dwelling unit; f. hospital; g. rooming accommodation; h. multiple dwelling; i. non-resident workforce accommodation; j. relocatable home park; k. residential care facility; l. resort complex; m. retirement facility; n. rural workers' accommodation; o. short term accommodation; p. tourist park.
RAD52	All habitable rooms located within an Electricity supply substation buffer are: a. located a minimum of 10m from an electricity supply substation ; and b. acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.
RAD53	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply) Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps — Riparian and wetland setbacks.	
RAD54	No development is to occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps — Riparian and wetland setbacks. Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations. Note - The minimum setback distance applies to the each side of waterway.
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)	

RAD55	Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not: a. located on a hill top or ridge line; and b. all parts of the building and structure are located below the hill top or ridge line. 
RAD56	Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways: a. go across land contours and do not cut straight up slopes; b. follow natural contours, not resulting in batters or retaining walls being greater than 1m in height. 
RAD57	Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:

Colours from Australian Standard AS2700s - 1996		
G12 - Holly	G53 Banksia	N44 - Bridge Grey
G13 - Emerald	G54 - Mint Green	N45 Koala Grey

	G14 - Moss Green	G55 - Lichen	N52 - Mid Grey
	G15 - Rainforest Green	G56 - Sage Green	N54 - Basalt
	G16 - Traffic Green	G62 - Rivergum	N55 - Lead Grey
	G17 - Mint Green	G64 - Slate	X54 - Brown
	G21 - Jade	G65 - Ti Tree	X61 - Wombat
	G22 - Serpentine	N25 - Birch Grey	X62 - Dark Earth
	G23 - Shamrock	N32 - Green Grey	X63 - Iron Bark
	G24 - Fern Green	N33 - Lightbox Grey	Y61 - Black Olive
	G34 - Avocado	N41 - Oyster	Y63 - Khaki
	G52 - Eucalyptus	N42 - Storm Grey	Y66 - Mudstone
		N43 - Pipeline Grey	
RAD58	Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.		

RAD59	Where located in the Locally important (Coast) scenic amenity overlay; a. landscaping comprises indigenous coastal species; b. fences and walls facing the coast are no higher than 1m. Where fences and walls are higher than 1m, they have 50% transparency. This does not apply to a fence or wall at an angle of 90o to the coast; c. where over 12m in height, the building design includes the following architectural character elements: i. curving balcony edges and walls, strong vertical blades and wall planes;  ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;  iii. Roof top outlooks, tensile structure as shading devices; and  iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.  d. existing pine trees, palm trees, mature fig and cotton trees are retained. Note - A list of appropriate indigenous coastal species is identified in Planning scheme policy - Integrated design.

Transport noise corridors (refer Overlay map - Transport noise corridors)

Note - This is for information purposes only. No requirements for accepted development or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Part B - Criteria for assessable development

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part B, Table 9.3.1.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessable, the assessment benchmarks become the whole of the planning scheme.

Table 9.3.1.2 Criteria for assessable development

Performance Outcomes	**Examples that achieve aspects of the Performance Outcomes**
General criteria	
Building height	
PO1 Buildings have a height that; a. is consistent with the intended character of the streetscape, precinct and zone; b. responds to the topographical features of the lot, including slope and orientation; c. is not visually dominant or overbearing with respect to the streetscape. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E1** Building height does not exceed that mapped on Overlay map - Building heights. Note - Minimum's mapped on Overlay map - Building heights, do not apply to Dwelling houses. Note - The above does not apply to domestic outbuildings. Refer to assessment criteria for Domestic outbuildings for requirements.
PO2 Tall structures (e.g. antenna, aerial, chimney, flagpole, receiving dishes or the like) have a height and diameter that: a. is not visually dominant or overbearing with respect to the streetscape and the wider receiving environment; b. does not adversely affect amenity of the area or of adjoining properties. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.	**E2** The height of tall structures (e.g. antenna, aerial, chimney, flagpole or the like) projects no more than 8.5m above ground level and transmission and receiving dishes are no larger than 1.2m diameter.
Setbacks	
PO3 Dwelling houses and structures are setback to;	**E3.1** Setbacks comply with: a. Emerging community zone:

a. be consistent with the intended character of the streetscape, precinct and zone;

Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant character intended.

b. ensure parked vehicles do not restrict pedestrian and traffic movement and safety;
c. Provide open visual breaks between separate buildings and structures on the site and adjoining properties or between groups of buildings and structures with matching built to boundary walls to both side boundaries;
d. provide access to natural light and breezes between and around buildings and structures or groups of buildings and structures with matching built to boundary walls to both side boundaries for adequate daylight and ventilation to habitable rooms and amenity of outdoor living areas on-site and on adjoining properties;
e. protect the residential amenity and privacy of residents on-site and on adjoining properties;
f. Maximise private open space between the dwelling and rear boundary with a size, shape and minimum dimension that provides:
    i. an attractive, functional and multi-purpose backyard suitable for passive and active recreation;
    ii. a large visual amenity break and relief in the built form;
    iii. opportunities for deep planting, including tree planting, without encroaching on structures;
    iv. ample space for utility functions, such as clothes drying;
g. limit the length and height of boundary walls to maximise privacy and amenity of residents on adjoining properties;
h. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character or the expected amenity of residents on adjoining properties;
i. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure;
j. ensure covered car parking spaces and domestic outbuildings that are visible from the street or public place are of a scale, location and built form that is consistent with the existing streetscape and character of the precinct and avoids dominating or

    i. ~~Transition precinct (developed lot) Morayfield South urban area identified in 'Figure 9.3.1.1 Morayfield South - Urban area '~~ Morayfield South precinct (developed lot) - Urban neighbourhood sub-precinct - Table 9.3.1.6 'Setbacks'
    ii. Morayfield South precinct (developed lot) - Next generation neighbourhood sub-precinct and Transition precinct (developed lot) all other areas - Table 9.3.1.5 'Setbacks'
b. General residential zone:
    i. Coastal communities precinct - Table 9.3.1.3 'Setbacks'
    ii. Suburban neighbourhood precinct - Table 9.3.1.4 'Setbacks'
    iii. Next generation neighbourhood precinct - Table 9.3.1.5 'Setbacks'
    iv. Urban neighbourhood precinct - Table 9.3.1.6 'Setbacks'
c. Caboolture West local plan:
    i. Urban living precinct - Next generation sub-precinct - Table 9.3.1.5 'Setbacks
d. Redcliffe Kippa-Ring local plan:
    - Interim residential precinct – Setbacks

Except for carports in the primary and secondary frontage where they:

a. Are set back a minimum of:
    i. 5.4m; or
    ii. if the dwelling was built before 2005:
        A. not less than the setback to an existing lawfully constructed carport or garage on an adjoining lot having the same road frontage (where a lawfully constructed carport or garage is located on both sides, the lesser of the two is applicable); or
        B. 0.5m, whichever is the greater; and
b. remain open and are not enclosed by walls, screens, doors or the like.

Note - the above setbacks apply only to Class 1a and Class 10a buildings/structures, with the exception of domestic outbuildings (e.g. garden shed) where in the Caboolture West local plan - Urban living precinct - Next generation sub-precinct and with a maximum roofed area not more than 10m^2 and a height of not more than 2.5m.

Editor's note - The location and design of the Dwelling house, specifically garages and covered car parking spaces are to ensure the design and location of any resultant driveways and crossovers are able to comply with relevant criteria of Planning scheme policy - Integrated design (Appendix A) for Driveways, Vehicle and Pedestrian Crossover.

otherwise negatively impacting the streetscape or adjoining properties. Editor's note - For example, materials, colours, finishes and roof form are consistent with the existing dwelling. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above. Editor's note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (refer to values and constraints for details). Editor's note - The boundary to a laneway is not a rear boundary and is always treated as a frontage. Note - Refer to Planning scheme policy - Residential design for details and examples. Editor's note - The location and design of the Dwelling house, specifically garages and covered car parking spaces are to ensure the design and location of any resultant driveways and crossovers are able to comply with relevant criteria of Planning scheme policy - Integrated design (Appendix A) for Driveways, Vehicle and Pedestrian Crossover.	**E3.2** Built to boundary walls are: a. provided on lots if required by an existing approval issued by Council, and are established in accordance with the plan of development under that existing approval (including any subsequent amendments to that plan of development that are approved by council in writing); OR if no approved plan of development applies to the land, are only established on lots having a primary frontage of 18m or less and where permitted in Table 9.3.1.7 'Built to boundary walls'; b. of a length and height not exceeding that specified in Table 9.3.1.7 'Built to boundary walls'; c. setback from the side boundary: i. if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm; d. on the low side of a sloping lot. Editor's note - Lots containing built to boundary wall should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended. Note - the above setbacks apply only to Class 1a and Class 10a building/structures. Editor's note - A wall is not to be built to the boundary if it has a window or if a wall of a building on an adjoining lot: a. is within 900mm of that boundary; b. is within 1.5m of that boundary and has an opening/window to a habitable room; c. is not constructed from masonry or other material fire rated in accordance with the Building Code of Australia.
Site cover	
PO4 Site cover: a. maximises open space by maintaining a generous proportion of the site free of buildings and structures; b. ensures there are open areas between and around separate buildings and structures or groups of buildings and structures with matching built to boundary walls to both side boundaries,	**E4** Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed: a. Emerging community zone: • Transition precinct (developed lot) and Morayfield South precinct (developed lot) - in accordance with Table 9.3.1.8 b. General residential zone:

for attractive, useable and functional private open space and visual relief; c. is consistent with the intended character and development intensity of the zone precinct and is reduced on larger sites; d. does not cause or worsen adverse impacts on surrounding properties or the public realm when combined with other parameters of the building envelope (e.g. setbacks, height etc). Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above. Note - Refer to Planning scheme policy - Residential design for details and examples.	• Coastal communities precinct - 50% • Suburban neighbourhood precinct - 50% • Next generation neighbourhood precinct - in accordance with Table 9.3.1.8 • Urban neighbourhood precinct - in accordance with Table 9.3.1.9 c. Caboolture West local plan: • Urban living precinct - Next generation sub-precinct - in accordance with Table 9.3.1.8 d. Redcliffe Kippa-Ring local plan: • Interim residential precinct - 50%
Private open space	
PO5 N/A - This PO has been deleted.	
Car parking	
PO6 Car parking spaces are provided on-site to meet the demands of residents and visitors. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.	**E6** Car parking spaces are provided in accordance with the table below.

Location	**Minimum number of car spaces to be provided**
General residential zone: • Coastal communities precinct • Suburban neighbourhood precinct Redcliffe Kippa-Ring local plan • Interim residential precinct	3 per Dwelling house
Emerging community zone: • Transition precinct (developed lot) • Morayfield South precinct (developed lot) General residential zone: • Next generation neighbourhood precinct • Urban neighbourhood precinct Caboolture West local plan code: • Urban living precinct - Next generation sub-precinct	2 per Dwelling house

	Note - Does not include the parking of Heavy Vehicles or Heavy Machinery. Note - For a Dwelling house where in the General residential zone (Coastal communities precinct/Suburban neighbourhood precinct), or Redcliffe Kippa-Ring local plan (Interim residential precinct) the provision of the third parking space may be provided in tandem on-site. Note - Except on lots less than 10m in width (and where no rear lot access is provided) for a Dwelling house where in the Emerging community zone (Transition precinct - developed lot), or General residential zone (Next generation neighbourhood precinct/Urban neighbourhood precinct), or Caboolture West local plan - Urban living precinct - Next generation sub-precinct, the provision of the second parking space may be provided in tandem on-site.
PO7 Garages and carports facing a street are designed to: a. not dominate the street frontage; b. maintain active frontages and opportunities for surveillance from within the dwelling; c. contribute to the intended character of the streetscape. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above. Note - For a Class 10 building or structure, this performance outcome is an *amenity and aesthetic impact matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E7** Garage and carport openings, where located within 20m of the site frontage, are in accordance with the table below:

Primary or Secondary frontage	**Covered car space opening(s) per street frontage**
Greater than 18m	Not specified
12.5m to 18m	6m wide maximum
Less than 12.5m*	Single storey dwelling: a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: c. i. at least 1.0m behind the main building line; or ii. at least 1.0m behind a front portico and no more than 2.0m in front of the main building line. Two storey dwelling: a. 6.0m wide maximum; b. recessed 1.0m behind the front wall or balcony of upper level. Editor's note - Front wall is to have a minimum length of 40% of the adjoining frontage.

	OR For a laneway lot (Single or two storey): no maximum
Note - *For a laneway lot, vehicle access and parking must be provided via the laneway. Note - Refer to Planning scheme policy - Residential design for details and examples.	

Access and driveways	
PO8 Driveways, pedestrian entries and internal access ways are designed to: a. provide lawful access; b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character; c. provide a safe pedestrian environment; d. not result in excessive crossovers and hardstand areas; e. allows adequate space for on-street parking; f. allows adequate space for street planting and street trees; g. allow adequate space for garbage collection and the location of street infrastructure. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E8.1** Driveway crossover widths are a maximum 40% of the frontage from which access is being obtained or 5m, whichever is lesser, in accordance with Planning scheme policy - Integrated design (Appendix A). **E8.2** Where there is a plan of development, driveway crossovers are located in accordance with a plan of development approved by Council as part of a development approval or as otherwise amended by Council in writing. **E8.3** Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.
PO9 The driveway construction across the verge conforms to the relevant standard drawing for the classification of the road in accordance with Planning scheme policy - Integrated design. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.	No example provided.
PO10 Crossovers and driveways are designed and constructed in accordance with: a. where for a Council-controlled road, Planning scheme policy - Integrated design; b. where for a State-controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ	No example provided.

standard drawings, or a copy of a Transport Infrastructure Act, section 62 approval. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.	
Screening - fences	
PO11 Fencing and screening complements the streetscape character, contributes to privacy while maintaining surveillance between buildings and public spaces. Note - The objective of providing surveillance of the street takes precedence over the provision of physical barriers for noise mitigation purposes. Where a barrier for noise is unavoidable it is to be aesthetically treated in accordance with an option detailed in Planning scheme policy - Residential design. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above. Note - Refer to Planning scheme policy - Residential design for details and examples.	No example provided.
Casual surveillance	
PO12 Buildings and structures are designed and oriented to have active frontages that provide visual interest, address road frontages and facilitate casual surveillance of all public spaces (streets, laneways, public open space areas, pedestrian paths and car parking areas) through: a. incorporating habitable room windows and balconies that overlook public spaces including secondary frontages; b. emphasising the pedestrian entry so that it is easily identifiable and safely accessible from the primary frontage. Note - Dwelling house adjoining an arterial or sub-arterial road must address the arterial or sub-arterial road. Refer to Overlay map - Road hierarchy for road classifications. Note - Refer to State Government standards for CPTED. Note - Ground level dwellings at the front of the lot have individual access points to the street.	**E12.1** The Dwelling house (or the primary dwelling if including a secondary dwelling) must address primary frontages (excluding motorway and arterial roads) with a minimum of a front door, window(s) and pedestrian entrance. Note - If an acoustic fence has been conditioned as part of a reconfiguring a lot approval this provision does not apply to that frontage. Note - Refer to Overlay map - Road hierarchy for road classification. Note - Refer to Planning scheme policy - Residential design for details and examples. **E12.2** Each dwelling (primary and secondary), excluding domestic outbuildings and garages, that overlooks an adjoining public space (street, public open space or laneway) provides one habitable room window with an area of at least 1m^2 or multiple habitable room windows having a combined area of at least 2.5m^2 overlooking each adjoining public space (street, public open space or laneway).

Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.	Note - Secondary dwellings are not required to provide a habitable room window where only the secondary dwelling garage overlooks the adjoining public space and all habitable rooms do not adjoin a public space.
Waste	
PO13 Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy — Waste. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.	**E13** Each dwelling (primary and secondary) includes a bin storage area that: a. is not visible from public areas or screened from public areas; b. is not located in the primary frontage setback, unless the dwelling is built to boundary on both sides of the lot with only one frontage; c. is not located in an enclosed garage; d. has a minimum area of 1m x 2m; e. has access to the collection point without going through a dwelling (excluding a garage). Note - Refer to Planning scheme policy - Residential design for details and examples.
PO14 Waste storage areas are: a. not located in front of the main building line; or b. are screened and aesthetically treated (e.g. with landscaping) to not dominate the streetscape. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above. Note - Refer to Planning scheme policy - Residential design for details and examples.	No example provided.
Utilities	
PO15 The dwelling is connected to: a. an existing reticulated electricity supply; b. Reticulated sewerage; c. reticulated water; d. dedicated and constructed road. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.	**E15** The dwelling is connected to: a. an existing reticulated electricity supply; b. reticulated sewerage where in a reticulated area; c. reticulated water; d. dedicated and constructed road.

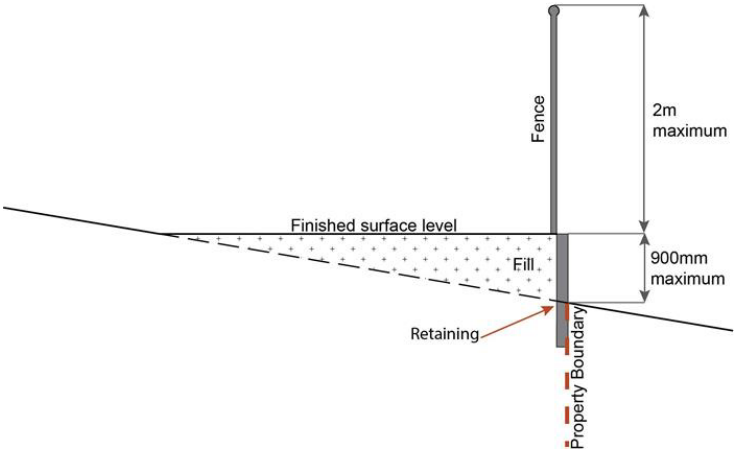
Earthworks	
PO16 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents. Note - This performance outcome is an *amenity and aesthetic impact matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*. Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.	**E16** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**  c. Where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. Where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut

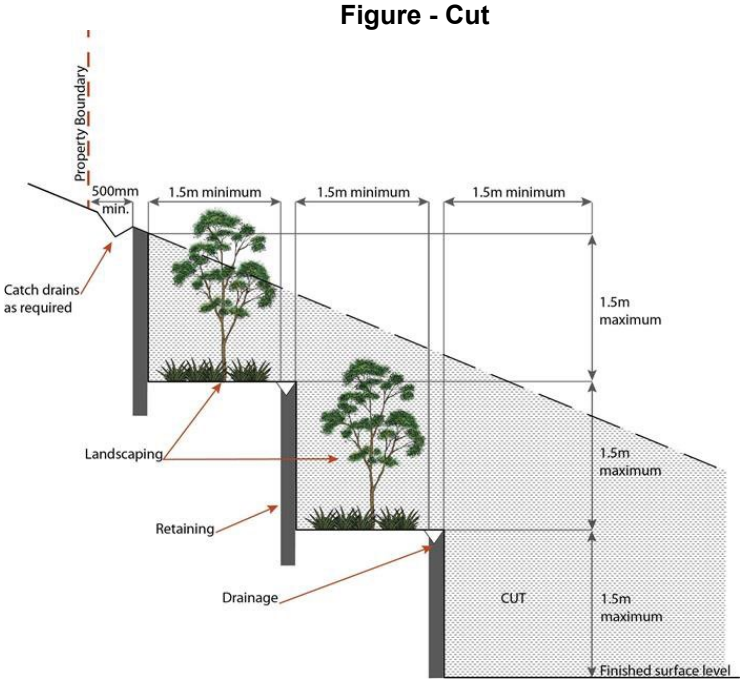
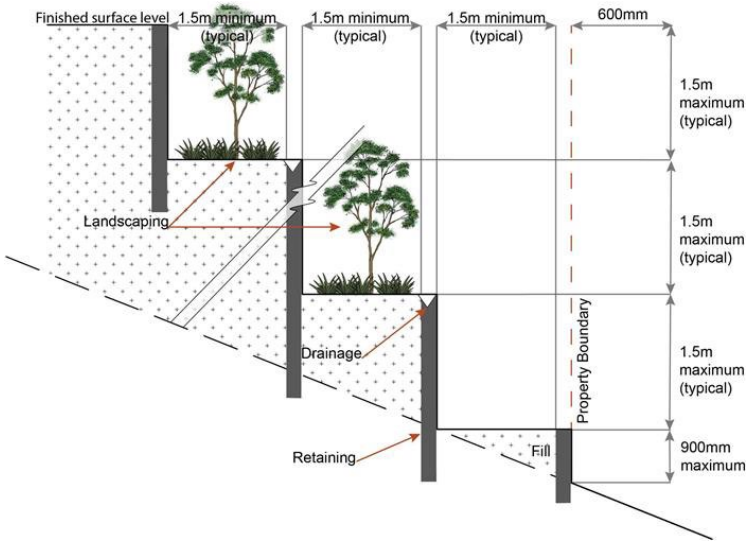


Figure - Fill



PO17 Development is designed to respond to sloping topography in the siting, design and form of buildings and structures by: a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems;	**E17.1** Building and lot design on slopes between 10% and 15% must: a. avoid single-plane slabs and benching with the use of split-level, multiple-slab, pier or pole construction; b. have built to boundary walls on the low side of the lot to avoid drainage issues.

c. minimising any impact on the landscape character of the zone; d. protecting the amenity of adjoining properties. Note - Refer to Planning scheme policy - Residential design for details and examples. Note - This performance outcome is an *amenity and aesthetic impact matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*.	**E17.2** New buildings on land with a slope greater than 15% do not have slab on ground construction. Note - there is no height specified for fill or excavation wholly contained within the dwelling footprint (i.e. the area within the outer structural extremities of the dwelling).
Development on a laneway	
PO18 Where a lot has a non-laneway frontage, the dwelling is designed and orientated towards the non-laneway frontage e.g. Street or park) and incorporates design elements to address and activate the non-laneway frontage (e.g. front door, windows, low front fencing (if any) with a gate etc). Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.	**E18** The Dwelling house (or the primary dwelling where including a secondary dwelling) a. faces the non-laneway frontage; b. has its main pedestrian entrance (front door) from the non-laneway frontage.
PO19 All vehicle access must be via the laneway. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.	No example provided.
PO20 Dwelling houses on laneways contribute to the streetscape by: a. providing concealed garbage bin storage areas to reduce the dominance of bins on the lane; b. maximising security and amenity; c. including landscaping that: i. does not provide areas of concealment; ii. breaks up the dominance of garages and vehicle parking; iii. delineates the boundaries between lots. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*for non-	No example provided.

compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.	
Secondary dwelling	
PO21 Secondary dwellings only occur on lots with minimum dimensions of: a. in the Suburban neighbourhood precinct or Coastal communities precinct of the General residential zone — a lot size of 600m^2 and a primary frontage width of 12.5m; b. in all other applicable precincts, zones or local plans — a lot size of 450m^2 and a primary frontage width of 10m. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.	**E21** Secondary dwellings are established on lots with minimum dimensions of: a. in the Suburban neighbourhood precinct or Coastal communities precinct of the General residential zone - a lot size of 600m^2 and a primary frontage width of 12.5m; b. in all other applicable precincts, zones or local plans - a lot size of 450m^2 and a primary frontage width of 10m.
PO21A Secondary dwellings (whether attached or detached) share on-site infrastructure services, vehicle and pedestrian access with the primary dwelling. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.	**E21A** The primary dwelling and secondary dwelling share a single (common): a. water connection and meter; b. electricity connection and meter; c. wastewater connection/system; d. street number and letterbox; e. vehicle access driveway; f. pedestrian access point to the lot.
PO21B Secondary dwellings are provided with sufficient parking spaces on the site to cater for residents and visitors. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.	**E21B** Secondary dwellings have a minimum of one designated car parking space (in addition to those required for the primary dwelling).
PO21C Secondary dwellings (whether attached or detached) are substantially smaller than the primary dwelling having: a. a maximum gross floor area (GFA) that does not exceed: i. 45m^2, where located on lots between 450m^2 and 800m^2 in area; or	**E21C** Secondary dwellings have a maximum gross floor area of: a. 45m^2, where located on lots between 450m^2 and 800m^2 in area; or b. 55m^2, where located on lots greater than 800m^2 in area.

ii. $55m^2$, where located on lots greater than $800m^2$ in area. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.	
PO21D The primary dwelling and secondary dwelling are designed to present as one dwelling when viewed from the street frontage. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.	**E21D.1** Secondary dwellings are: a. not located in front of the primary dwelling; b. annexed to (adjoining, above or below) the primary dwelling; or c. where freestanding, located within 10m of the primary dwelling. Note - The requirement to locate a secondary dwelling within 10m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding domestic outbuildings) to the outermost projection of the secondary dwelling. The entire secondary dwelling does not need to be contained within the specified distance. Editor's note - Refer to Planning scheme policy - Residential design for further detail.
	E21D.2 No more than 1 secondary dwelling is located on a lot.
PO21E Secondary dwellings, where freestanding and in the Suburban neighbourhood precinct or Coastal communities precinct of the General residential zone, are designed, sited and oriented to avoid adverse impacts on the privacy and amenity of adjoining properties. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above. Editor's note - In designing, siting and orienting a Secondary dwelling, development addresses the potential for the outlook and use of the primary entry and any patio, balcony or deck, to have an adverse impact on the privacy and amenity of adjoining properties.	No example provided.
PO21F Secondary dwelling occupants' access to shared open space areas and allocated on-site car parking is not restricted. Note - This performance outcome is a *planning scheme matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017* for non-	**E21F** On-Site open space and allocated off-street car parking is accessible to all occupants of the primary dwelling and secondary dwelling. Editor's note - This does not include any swimming pool fencing to the minimum extent required by legislation.

compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above. Editor's note - This does not include any swimming pool fencing to the minimum extent required by legislation. Editor's note - Development outcomes (such as fencing or other barriers) that restrict access to shared on-site open space and allocated off-street car parking are not supported.	Editor's note - Development outcomes (such as fencing or other barriers) that restrict access to shared on-site open space and allocated off-street car parking are not supported.
Domestic outbuildings	
PO22 Domestic outbuildings and car ports: a. are of a height that does not negatively impact the visual amenity of adjoining properties; b. Where visible from the street or public place are of a scale location and built form that is consistent with the existing streetscape and character of the precinct and avoids dominating or otherwise negatively impacting the streetscape or adjoining properties. Note - For a Class 10 building or structure, this performance outcome is an *amenity and aesthetic impact matter* against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*.	**E22** Domestic outbuildings: a. have a total combined maximum roofed area as outlined in the table below: **Size of lot** / **Maximum roofed area** Less than $600m^2$ / $50m^2$ $600m^2$ - $1000m^2$ / $70m^2$ $>1000m^2$ - $2000m^2$ / $80m^2$ Greater than $2000m^2$ / $150m^2$ b. have a maximum and mean building height as follows: i. Where in front of the main building line for a carport - have a maximum building height of 3.3m and a mean height not exceeding 2.7m; or ii. for all other instances - have a maximum building height of 4m and a mean height not exceeding 3.5m; c. are located behind the main building line and not within the primary frontage, secondary frontage or trafficable water body setbacks except where for a carport and complying with the front setback for carports specified in this code. Note - for c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage. Editor's note - The calculation for mean height is defined in the QDC.
Values and constraints criteria Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	

Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply) Note - to demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer. Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils.	
PO23 Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development; a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	**E23** Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The following are excluded from the native vegetation clearing provisions of this planning scheme: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7.7 Accepted development Note - Definition for native vegetation is located in Schedule 1 Definitions. Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas. Editor's Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details. Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.	
Vegetation clearing, ecological value and connectivity	
PO24	No example provided.

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that: a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. * Editor's note - This is not requirement for an environmental offset under the Environmental Offsets Act 2014.	
PO25 Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by: a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy — Environmental areas.	No example provided.
Vegetation clearing and habitat protection	
PO26 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO27 Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result	No example provided.

in the loss or degradation of habitat value, development will: a. rehabilitate revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	
PO28 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No example provided.
Vegetation clearing and soil resource stability	
PO29 Development does not; a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	
PO30 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry and animal keeping activities.	No example provided.
PO31	No example provided.

Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	
Vegetation clearing and access, edge effects and urban heat island effects	
PO32 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No example provided.
PO33 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	No example provided.
PO34 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO35 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance	No example provided.

with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.	
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy — Noise.	
PO36 Development does not increase the number of people living in the Extractive Resources separation area.	**E36** One dwelling permitted per lot within separation area.
PO37 Development: a. does not introduce or increase uses that are sensitive to the impacts of an Extractive industry; b. is compatible with the operation of an Extractive industry; c. does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area.	**E37** Development within the separation area does not include the following activities: a. Caretaker's accommodation; b. Community residence; c. Dual occupancy; d. Dwelling unit; e. Hospital; f. Rooming accommodation; g. Multiple dwelling; h. Non-resident workforce accommodation; i. Relocatable home park; j. Residential care facility; k. Resort complex l. Retirement facility; m. Rural workers' accommodation; n. Short-term accommodation; o. Tourist park.
PO38 Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.	**E38** All habitable rooms within the separation area are: a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
PO39 Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.	**E39** Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.
Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	
PO40 Development: a. does not increase in the number of people living in close proximity to a transport route and being	**E40** The following uses are not located within the 100m wide transport route buffer:

subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: i. locating he furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. Shielding and screening private outdoor recreation space from the transportation routes.	a. Caretaker's accommodation, except where located in the Extractive industry zone; b. Community residence; c. Dual occupancy; d. Dwelling house; e. Dwelling unit; f. Hospital; g. Rooming accommodation; h. Multiple dwelling; i. Non-resident workforce accommodation; j. Relocatable home park; k. Residential care facility; l. Resort complex; m. Retirment facility; n. Rural workers' accommodation; o. Short-term accommodation; p. Tourist park.
PO41 Development: a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.	**E41.1** Development does not create a new vehicle access point onto an Extractive resources transport route. **E41.2** A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.

Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)

Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter.

Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy — Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites.

Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.

PO42 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building;	**E42** Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value. Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and

d. utilise a. similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.
PO43 Demolition and removal is only considered where; a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	No example provided.
PO44 Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.	No example provided.
PO45 Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality. Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.	**E45** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accorddance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
PO46 Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.	**E46** The following uses are not located within a wastewater treatment site buffer: a. Caretaker's accommodation b. Community residence; c. Dual occupancy; d. Dwelling house

	e. Dwelling unit; f. Hospital; g. Rooming accommodation; h. Multiple dwelling; i. Non-resident workforce accommodation; j. Relocatable home park; k. Residential care facility; l. Resort complex; m. Retirement facility; n. Rural workers' accommodation; o. Short-term accommodation; p. Tourist park.
PO47 Development within a Bulk water supply infrastructure buffer is located, designed and constructed to: a. protect the integrity of the water supply pipeline; b. maintain adequate access for any required maintenance or upgrading work to the water supply pipeline;	**E47** Development: a. does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; b. involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
PO48 Development is located and designed to maintain required access to Bulk water supply infrastructure.	**E48** Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
PO49 Development within the Gas pipeline buffer: a. avoids attracting people in large numbers to live, work or congregate; b. avoids the storage of hazardous chemicals; c. maintains adequate access for any required maintenance or upgrading work; d. minimises risk of harm to people and property. Editor's note - The *Petroleum and Gas (Production and Safety) Act 2004* (sections 807 and 808) requires that building or changes in surface level on pipeline land must not occur unless all the pipeline licence holders consent.	**E49** Development does not involve the construction of any buildings or structures within Gas pipeline buffer. Editor's note - The *Petroleum and Gas (Production and Safety) Act 2004* (sections 807 and 808) requires that building or changes in surface level on pipeline land must not occur unless all the pipeline licence holders consent.
PO50 Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.	**E50** The following uses are not located within a Landfill buffer: a. Caretaker's accommodation; b. Community residence; c. Dual occupancy; d. Dwelling house; e. Dwelling unit; f. Hospital; g. Rooming accommodation;

	h. Multiple dwelling; i. non-resident workforce accommodation; j. Relocatable home park; k. Residential care facility; l. Resort complex; m. Retirement facility; n. Rural workers' accommodation; o. Short-term accommodation; p. Tourist park.
PO51 Habitable rooms within an Electricity supply substation buffer are located a sufficient buffer are located a sufficient distance from substations to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	**E51** Habitable rooms: a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply supply substation are acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. Note - Habitable room is defined in the Building Code of Australia (Volume 1)
PO52 Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment. Note - To demonstrate achievement of the performance outcome, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing an noise impact assessment report is provided in Planning scheme policy - Noise. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	No example provided.
PO53 Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development: a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.	**E53** Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	

Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO54 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	No example provided.
PO55 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.	No example provided.
PO56 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO57 Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises.	**E57** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
PO58	**E58**

Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot.	Development which is not in a Rural zone that an overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot.
PO59 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow	**E59.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area - Level III; b. Rural area - N/A; c. Industrial area - Level V; d. Commercial area - Level V. **E59.2** Development ensures that inter-allotment drainage infrastructure is design to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO60 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater Drainage easement dimensions are provided in accordance with Section with Section 3.8.5 of QUDM.	No example provided.
Additional criteria for development for a Park	
PO61 Development for a Park ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**E61** Development for a Park ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks	
PO62 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity;	**E62** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line

c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps - Riparian and wetland setbacks.
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)	
PO63 Development: a. avoids being viewed as a visually conspicuous built form on a hill top or ridgeline; b. retain the natural character or bushland settings as the dominant landscape characteristic; c. is viewed as being visually consistent with the natural landscape setting and does not diminish the scenic and visual qualities present in the environment.	**E63** Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not: a. located on a hill top or ridge line; b. all parts of the building and structure are located below the hill top or ridge line.
PO64 Development: a. does not adversely detract or degrade the quality of views, vista or key landmarks; b. retains the natural character or bushland settings as the dominant landscape characteristic.	**E64** Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways: a. go across land contours, and do not cut straight up slopes; b. follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height.
PO65 Buildings and structures incorporate colours and finishes that: a. are consistent with a natural, open space character and bushland environment; b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment; c. are not visually dominant or detract from the natural qualities of the landscape.	**E65.1** Where located in the Regionally significant(hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colour:

Colours from Australian Standard AS2700s - 1996		
G12 - Holly	G54 - Mist Green	N 44 - Bridge Grey
G13 - Emerald	G55 - Lichen	N45 - Koala Grey
G14 - Moss Green	G56 - Sage Green	N52 - Mid Grey
G15 - Rainforest Green	G62 - Rivergum	N54 - Basalt
G16 - Traffic Green	G64 - Slate	N55 - Lead Grey
G17 - Mint Green	G65 - Ti Tree	X54 - Brown
G21 - Jade	N25 - Birch Grey	X61 - Wombat
G22 - Serpentine	N32 - Green Grey	X62 - Dark Earth
G23 - Shamrock	N33 - Lightbox Grey	X63 - Iron Bark

G24 - Fern Green	N35 - Light Grey	Y51 - Bronze Olive
G25 - Olive	N41 - Oyster	Y61 - Black Olive
G34 - Avocado	N42 - Storm Grey	Y63 - Khaki
G52 - Eucalyptus	N43 - Pipeline Grey	Y66 - Mudstone
G53 - Banksia		

E65.2
Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.

PO66 Landscaping a. complements the coastal landscape character and amenity; b. has known resilience and robustness in the coastal environment; Fences and walls: a. do not appear visually dominant or conspicuous within its setting; b. reduce visual appearance through the use of built form articulation, setbacks, and plant screening; c. use materials and colours that are complementary to the coastal environment. Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements. Vegetation that contributes to bayside character and identity are: a. retained; b. protected from development diminishing their significance.	**E66** Where located in the Locally Important (Coast) scenic amenity overlay: a. landscaping comprises indigenous coastal species; b. fences and walls are no higher than 1m; and c. existing pine trees, palm trees, mature fig and cotton trees are retained. d. where over 12m in height, the building design includes the following architectural character elements: i. curving balcony edges and walls, strong vertical blades and wall planes; ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings; iii. roof top outlooks, tensile structures as shading devices; iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.

Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)

Note - This is for information purposes only. No requirements for accepted development or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code.

Setback and Site Cover Tables

Table 9.3.1.3 Setbacks

Coastal communities precinct and Redcliffe Kippa-Ring local plan - Interim residential precinct										
Height of wall	**Frontage Primary**			**Frontage Secondary to street**			**Frontage Secondary to lane**	**Side to OMP and wall**	**Rear to OMP and wall**	**Trafficable water body to OMP and wall**
	To wall	**To OMP**	**To covered car parking space and domestic outbuildings**	**To wall**	**To OMP**	**To covered car parking space and domestic outbuildings**	**To OMP, wall and covered car parking space and domestic out**			
Less than 4.5m	Min 6m	Min 4.5m	Min 5.4	Min 3m	Min 2m	Min 5.4	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
4.5m to 8.5m	Min 6m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
Greater than 8.5m	Min 6m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 0.5	Refer to Standard as in QDC	Refer to standard as in QDC	Min 4.5m

Table 9.3.1.4 Setbacks

General residential zone - Suburban neighbourhood precinct and Township zone - Residential precinct										
Height of wall	**Frontage Primary**			**Frontage Secondary to street**			**Frontage Secondary to lane**	**Side Non-built to boundary wall to OMP and wall**	**Rear to OMP and wall**	**Trafficable water body to OMP and wall**
	To wall	**To OMP**	**To covered car parking space and domestic outbuildings**	**To wall**	**To OMP**	**To covered car parking space and domestic outbuildings**	**To OMP, wall and covered car parking space**			
Less than 4.5m	Min 4.5m	Min 3m	Min 5.4	Min 3m	Min 2m	Min 5.4	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
4.5m to 8.5m	Min 4.5m	MIn 3m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
Greater than 8.5.	Min 4.5m	Min 3m	N/A	Min 3m	Min 2m	N/A	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m

Table 9.3.1.5 Setbacks

Emerging community zone - Transition precinct (developed lot) and Morayfield South precinct (developed lot) - Next generation neighbourhood sub-precinct, General residential zone - Next generation neighbourhood precinct and Caboolture West local plan - Urban living precinct - Next generation sub-precinct											
Height of wall	**Frontage Primary**			**Frontage Secondary to street**			**Frontage Secondary to lane**	**Side Non-built to boundary wall to wall**	**Rear to wall**	**Side Non-built to boundary wall and Rear To OMP**	**Trafficable water body To OMP and wall**
	To wall	**To OMP**	**To covered car parking space and domestic outbuildings**	**To wall**	**To OMP**	**To covered car parking space and domestic outbuildings**	**To OMP, wall and covered car parking space**				
Less than 4.5m	Min 3m	Min 2m	Min 5.4m	Min 2m	Min 1m	Min 5.4m*	Min 0.5	For lots with a primary frontage <12m, Min 1m OR For lots with a primary frontage >12m, refer to standard as in QDC but measured to wall	Min 5m OR Where the longest side boundary is <25m or where the primary frontage is < 9.5m - Min 3m OR Where the primary frontage is < 9.5m and the lot is adjoining a park or directly opposite a park fronting the same street - refer to standard as in QDC but measured to wall	As per applicable side or rear boundary standard to wall minus 0.5m	Min 4.5m
4.5m to 8.5m	Min 3m	Min 2m	N/A	Min 2m	Min 1m	N/A	Min 0.5	Refer to standard as in QDC but measured to wall	Min 5m OR Where the longest side boundary is <25m or where the primary frontage is < 9.5m - Min 3m OR Where the primary frontage is <9.5m and the lot is adjoining a park or directly opposite a park fronting the same street - refer to standard as in QDC but measured to wall	As per applicable side or rear boundary standard to wall minus 0.5m	Min 4.5m

Greater than 8.5m	Min 6m	Min 5m	N/A	Min 3m	Min 2m	N/A	Min 0.5	Refer to standard as in QDC but measured to wall	Min 5m OR Where the longest side boundary is <25m or where the primary frontage is < 9.5m - Min 3m OR Where the primary frontage is < 9.5m and the lot is adjoining a park or directly opposite a park fronting the same street - refer to standard as in QDC but measured to wall	As per applicable side or rear boundary standard to wall minus 0.5m	Min 4.5m

*Note - The minimum setback to covered car parking spaces may be reduced to 4.5m where:

i. the primary or secondary frontage of the lot adjoins a road reserve with a minimum rear verge width of 1m or greater and includes a footpath with a width of 2m or greater;
ii. The lot has a primary frontage greater than 7.5m and no greater than 10m (Lot type B).

Editor's note - Side boundary setback standards in Table 9.3.1.5 include specific variations to the QDC for the applicable precincts that ensure the minimum side non-built to boundary wall setback on narrow lots is 1m to wall allowing space for eaves to project over the setback while also maintaining adequate separation between eaves and the side boundary (see figure below illustrating a typical outcome).

Figure - Side boundary setbacks

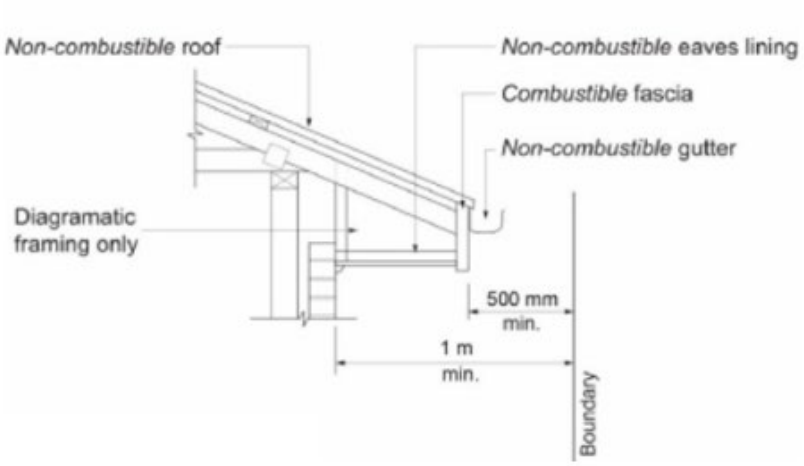


Table 9.3.1.6 Setbacks

General residential zone - Urban neighbourhood precinct, and Emerging community zone - Transition precinct (developed lot) and Morayfield South precinct (developed lot) - Urban neighbourhood sub-precinct ~~and identified in the Morayfield South urban area on Figure 9.3.1.1~~										
Height of wall	**Frontage Primary**			**Frontage Secondary to street**			**Frontage Secondary to lane**	**Side Non-built to boundary wall to OMP and wall**	**Rear to OMP and wall**	**Trafficable water body to OMP and wall**
	To wall	**To OMP**	**To covered car parking space and domestic outbuildings**	**To wall**	**To OMP**	**To covered car parking space and domestic outbuildings**	**To OMP, wall and covered car parking spaces and domestic outbuildings**			
Less than 4.5m	Min 1m	Min 1m	Min 5.4m	Min 1m	Min 1m	Min 5.4m	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
4.5 to 8.5m	Min 1m	Min 1m	N/A	Min 1m	Min 1m	N/A	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
Greater than 8.5m	Min 5m	Min 3m	N/A	Min 2m	Min 1m	N/A	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m

Table 9.3.1.7 Built to boundary walls

Lot frontage widths	**Mandatory / Optional**	**Length and height of built to boundary wall**		
		General residential zone: • **Coastal communities precinct**	**Emerging community zone:** • **Transition precinct (Developed lot)**	**Emerging community zone:** • **Transition precinct (Developed lot) if within the**

		• **Suburban neighbourhood precinct** **Redcliffe Kippa-Ring local plan:** • **Interim residential precinct**	**General residential zone:** • **Next generation neighbourhood precinct** **Caboolture West local plan:** • **Urban living precinct (Next generation sub-precinct)**	**Morayfield South Urban area on Figure 9.3.1.1** **General residential zone:** • **Urban neighbourhood precinct**
7.5m or less	Mandatory - both sides unless a corner lot	Not permitted*	Max length: 80% of the length of the boundary Max Height: 7.5m	Max Length: 80% of the length of the boundary Max Height: 8.5m
More than 7.5m to 9.5m	Mandatory - one side Optional to both sides in the following locations only unless a corner lot: Emerging community zone: • Transition precinct (developed lot) General residential zone: • Next generation neighbourhood precinct Caboolture West local plan: • Urban living precinct - Next generation sub-precinct	Not permitted*	Max Length: 60% of the length of the boundary OR 80% if the lot adjoining that boundary has a frontage of 9.5m or less. Max Height:7.5m	Max Length: 70% of the length of the boundary Max Height: 10.5m
More than 9.5m to 12.5m	Mandatory - one side	Not permitted*	Max Length: 60% of the length of the boundary OR 80% if the lot adjoining that boundary has a frontage of 7.5m or less. Max Height 7.5m	Max Length: 70% of the length of the boundary Max Height: 10.5m
More than 12.5m to 18m	Optional: a. on 1 boundary only;	Not permitted*	Max Length: the lesser of 15m or 60% of the length of the boundary	Max Length: the lesser of 15m or 60% of the length of the boundary

	b. where the built to boundary wall adjoins a lot with a frontage less than 18m. Not permitted - Otherwise		Max Height: 7.5m	Max Height: 10.5m
Greater than 18m	Not permitted*	Not permitted*	Not Permitted*	Not Permitted*

Note - The above setbacks apply only to Class 1a and Class 10a buildings/structures.

Note - Max length includes the length of walls of any other buildings on the same boundary. e.g detached garage, carport or shed.

Note - For the maximum height of domestic outbuildings refer to the examples that achieve aspects of the performance outcomes for building height and domestic outbuildings.

*Note - Built to boundary walls are not permitted, however, reduced side and rear boundary clearances may be permitted as prescribed (e.g QDC).

Table 9.3.1.8 Site cover

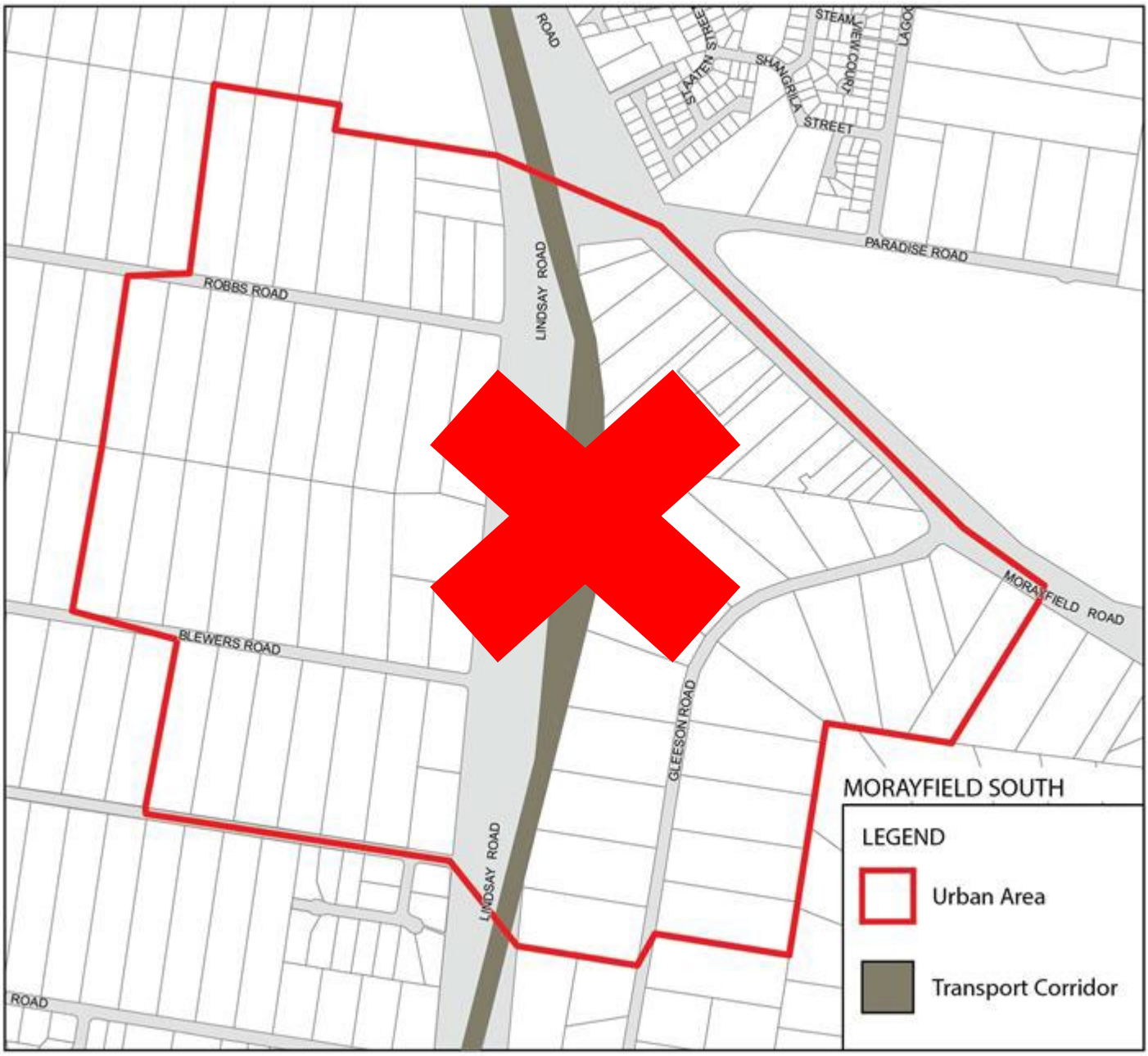
Emerging community zone - Transition precinct (developed lot), Morayfield South precinct (developed lot), General residential zone - Next generation neighbourhood precinct and Caboolture West local plan - Urban living precinct - Next generation sub-precinct						
Building height	**Lot Size**					
	300m^2 or less			**301-400m^2**	**401-500m^2**	**501-1000m^2**	**Greater than 1000m^2**
	Editor's note - The following examples refer to a terrace style Dwelling house with built to boundary walls to both side boundaries		**Editor's note - The following example refers to a traditional style Dwelling house that does not have built to boundary walls to both side boundaries**				
	i. **Primary frontage width is less than 7.5m;**	i. **Primary frontage width is 7.5m to 9.5m;**	i. **Any built to boundary walls are limited to**				

	ii. **built to boundary walls are provided to both side boundaries**	ii. **built to boundary walls are provided to both side boundaries.**	**one side boundary only.**				
8.5m or less	80%	75%	60%	60%	60%	60%	60%
>8.5m - 12.0m	50%	50%	50%	50%	60%	50%	50%
>12.0m	N/A	N/A	N/A	N/A	N/A	50%	40%

Table 9.3.1.9 Site cover

General residential zone - Urban neighourhood precinct					
Building height	**Lot Size**				
	300m^2 or less	**301-400m^2**	**401-500m^2**	**501-1000m^2**	**Greater than 1000m^2**
8.5m or less	75%	70%	60%	60%	60%
>8.5m - 12.0m	50%	50%	60%	50%	50%
>12.0m	N/A	N/A	N/A	50%	40%

~~**Figure 9.3.1.1 Morayfield South - Urban area**~~



9.3.2 Residential uses code

9.3.2.1 Application

This code applies to undertaking development for residential uses, such as:

- Dual occupancy
- Multiple dwelling
- Relocatable home park
- Residential care facility
- Retirement facility
- Rooming accommodation
- Short-term accommodation
- Tourist park

If:

1. the development has been categorised as either accepted development subject to requirements or assessable development - code assessment, and this code is identified as applicable to that development in the assessment benchmarks for assessable development and requirements for accepted development column of a table of assessment (Part 5);
2. the development has been categorised as assessable development - impact assessment (Part 5).

For accepted development subject to requirements or assessable for this code in Part 5:

1. Part A of the code applies only to accepted development subject to requirements for Dual occupancies;
2. Part B of the code applies only to accepted development subject to requirements for Residential uses other than a Dual occupancy;
3. Part C of the code applies only to assessable development.

9.3.2.2 Purpose:

1. The purpose of the Residential uses code is to guide the development of the following range of housing choices to ensure that residential development creates pleasant, safe and attractive living environments that are sympathetic to the precinct character:
    a. Dual occupancy
    b. Multiple dwelling
    c. Relocatable home park
    d. Residential care facility
    e. Retirement facility
    f. Rooming accommodation
    g. Short-term accommodation
    h. Tourist park
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Residential buildings support housing diversity to meet the needs of existing and future residents within the region.
    b. Residential buildings are designed and oriented to the street to provide surveillance to the streetscape.
    c. Residential Development has a high standard of built form and landscaping that adds visual interest and enhances the local streetscape complemented by street planting and adequate space for on-street car parking.
    d. Residential uses are designed to facilitate a high level of residential amenity, privacy and safety for residents and visitors while avoiding adverse impacts to adjoining properties and the wider community.

e. Residential uses provide safe and clearly defined pedestrian movement and vehicular access to, from and within the premises.
f. Subtropical design standards are incorporated into the design, siting and orientation of development.
g. Residential uses provide attractive, usable and multi-functional open space areas, including private and communal open space and facilities that meet the passive and active recreation needs of residents and visitors.
h. Ground level open spaces featuring subtropical landscaping and shade trees in deep planting areas are provided to:
    i. create landscaped visual breaks between and around buildings and hardstand areas;
    ii. support shaded outdoor living, multi-functional activity and a reduction of urban heat island effects;
    iii. soften the appearance of the built form and enhance amenity adjacent to street frontages and public areas.
i. Residential buildings are provided with infrastructure and services at a level suitable for the area.
j. Rooming accommodation (where student accommodation) and exceeding 2 storeys in height, incorporates balconies to provide additional usable outdoor living space for residents.
k. Residential development is responsive to the lot shape, dimensions and topographic features.
l. Residential uses are designed to respond to sloping topography in the siting, design and form of buildings and structures (e.g. retaining structures) by:
    i. minimising overuse of cut and fill to create single flat pads and benching;
    ii. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems;
    iii. minimising any impact on the landscape character of the Residential zone;
    iv. protecting the amenity and visual impact of any cut and fill on adjoining properties;
    v. ensuring short and long-term slope stability;
    vi. ensuring that all necessary maintenance is achievable.
m. Residential uses have car parking spaces on-site to meet resident and visitor demands, to preserve and protect the operational efficiency and amenity of residential streets.
n. Townhouse style developments (e.g. Multiple dwellings) and managed communities including: Retirement facility, Residential care facility, Relocatable home parks are designed and orientated to integrate with the surrounding neighbourhood by having:
    i. an outward focus that addresses surrounding streets, open space and other areas of public realm and avoids an insular or isolated appearance;
    ii. a built form that is varied and interesting;
    iii. an interface that is sensitive to the amenity and development intensity of surrounding established residential development.

9.3.2.2 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 9.3.2.1 or Part B, Table 9.3.2.2. Where the development does not meet a requirement for accepted development (RAD) within Part A, Table 9.3.2.1 or Part B, Table 9.3.2.2, the category of development changes to assessable development under the rules outlined in section 5.3.3.1., and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

9.3.2.2.1 Dual occupancy

Requirements for accepted development (RAD)	Corresponding PO
RAD1	PO2
RAD2	PO5
RAD3	PO6

RAD4	PO9
RAD5	PO9
RAD6	PO9
RAD7	PO11
RAD8	PO14
RAD9	PO14
RAD10	PO14
RAD11	PO16
RAD12	PO17
RAD13	PO17
RAD14	PO23, PO24
RAD15	PO27
RAD16	PO27
RAD17	PO28
RAD18	PO29

9.3.2.2.2 Residential uses other than a Dual occupancy

Requirements for accepted development (RAD)	Code assessable corresponding PO
RAD1	PO2
RAD2	PO4
RAD3	PO4
RAD4	PO5
RAD5	PO6
RAD6	PO6, PO7
RAD7	PO9
RAD8	PO9
RAD9	PO9
RAD10	PO11
RAD11	PO14
RAD12	PO14
RAD13	PO16
RAD14	PO17
RAD15	PO17

RAD16	PO23, PO24
RAD17	PO27
RAD18	PO27

Part A - Requirements for accepted development - Dual Occupancy

Table 9.3.2.1 Requirements for accepted development - Dual occupancy

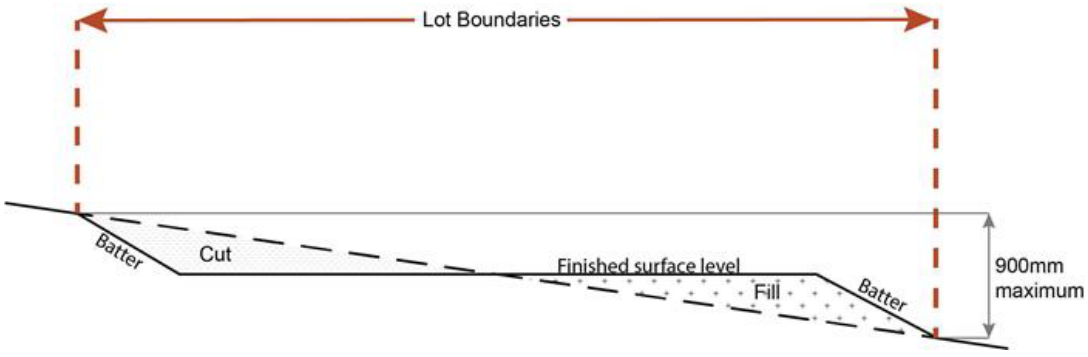
<table>
<tr><th colspan="4">Requirements for accepted development</th></tr>
<tr><th colspan="4">General requirements</th></tr>
<tr><th colspan="4">Dual occupancy</th></tr>
<tr><th colspan="4">Private open space</th></tr>
<tr><td>RAD1</td><td colspan="3">Each dwelling has clearly defined, private outdoor living space that:
a. is as per the table below;
<table>
<tr><th>Use</th><th>Minimum Area in 1 location</th><th>Minimum Dimension in all directions</th></tr>
<tr><td colspan="3">Ground level dwellings</td></tr>
<tr><td>All dwelling types</td><td>12m^2</td><td>2.4m</td></tr>
<tr><td colspan="3">Above ground level dwellings</td></tr>
<tr><td>1 bedroom, studio, rooming unit</td><td>8m^2</td><td>1.5m</td></tr>
<tr><td>2 bedrooms or more bedrooms</td><td>12m^2</td><td>2.4m</td></tr>
</table>
b. is accessed directly from a living area;
c. If private open space is located at ground level:
i. it is screened for privacy from adjoining dwellings;
ii. it is located to rear or side of the dwelling behind the main building line and not within the primary frontage setback;
d. for above ground dwellings that adjoin the street, minimum private open space areas (balconies) are oriented to the street;
e. Minimum open space area and dimensions are clear of any utility and non-recreational areas or structures (including but not limited to driveways, air-conditioning units, water tanks, storage structures, refuse storage areas and retaining structures).
Note - Areas for clothes drying are not to be visible from the street.

Note - Utility areas (e.g. driveways, air-conditioning units, water tanks, clothes drying facilities, storage structures and refuse storage areas) are to be notated on a site plan.

Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. patio). Refer to Planning scheme policy - Residential design for details and examples.</td></tr>
<tr><th colspan="4">Car parking</th></tr>
<tr><td>RAD2</td><td colspan="3">Car parking spaces are provided in accordance with:

a. Emerging community zone:
i. Transition precinct (developed lot) and Morayfield South precinct (developed lot) - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community</td></tr>
</table>

	zone (Transition precinct -Developed lot and Morayfield South precinct – Developed lot)' b. General residential zone i. Next generation neighbourhood - Table 9.3.2.4 'Car parking rates -General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct -Developed lot and Morayfield South precinct – Developed lot)' ii. Urban neighbourhood precincts - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot and Morayfield South precinct – Developed lot)'
RAD3	Garages and car ports for both dwellings in total have a combined opening no greater than 6m wide or 50% of the frontage width per street frontage (whichever is the lesser). Note - Refer to Planning scheme policy - Residential design for details and examples.
Access and driveways	
RAD4	Development provides: a. for individual driveways - a maximum crossover width of 4m; or for a shared driveway - a maximum crossover width of 5m; b. a maximum of one crossover per street frontage; or if the frontage is wider than 15m, a maximum of two crossovers to that frontage only, separated a minimum distance of 6m to allow for on-street parking and street trees. Note - Refer to Planning scheme policy - Residential design for details and examples. Note - Laneway development provides access from the lane only in accordance with laneway development provisions RAD17-RAD18.
RAD5	Development provides vehicular crossovers complying with Planning scheme policy - Integrated design.
RAD6	Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.
Screening - fences	
RAD7	where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is: i. no less than 0% transparent and does not exceed 1.2 metres in height; or ii. no less than 50% transparent and does not exceed 1.5 metres in height; or iii. no less than 85% transparent and does not exceed 1.8 metres in height Note - Refer to Planning scheme policy - Residential design for details and examples.
Building appearance	
RAD8	Where adjoining a street frontage all garages or car ports are setback a minimum of 1.0m behind the main face of the dwelling. Note - Refer to Planning scheme policy - Residential design for details and examples.
RAD9	Private open spaces are screened from the other dwelling with an opaque 1.8m high fence.

RAD10	Domestic outbuildings are located behind the main building line.
Privacy	
RAD11	Habitable room windows that look directly into another habitable room window or private open space of another unit on the same lot are screened or have a sill height of 1.5m or greater or opaque glazing is used.
Casual surveillance	
RAD12	Each dwelling, excluding domestic outbuildings, that overlooks an adjoining public space (street, public open space or laneway) provides one habitable room window with an area of at least $1m^2$ or multiple habitable room windows having a combined area of at least $2.5m^2$ overlooking each adjoining public space (street, public open space or laneway).
RAD13	Where the lot is a corner lot, each dwelling is oriented to address separate street frontage. Note - Refer to Planning scheme policy - Residential design for details and examples.
Waste	
RAD14	Each dwelling includes a garbage bin utility area that: a. is not visible from public areas or is screened from public areas; b. is not located in primary frontage setback; c. is not located in an enclosed garage; d. has a minimum area of 1m x 2m; e. has easy and direct access to the collection point without going through a dwelling (excluding garages). Note - Refer to Planning scheme policy - Residential design and Planning scheme policy - Waste for details and examples.
Earthworks	
RAD15	Building and lot design on slopes between 10% and 15% must: a. use split-level, multiple-slab, pier or pole construction; b. avoid single-plane slabs and benching; c. have built to boundary walls on the low side of the lot to avoid drainage issues; and d. follow the contour and ensure the height of cut and fill, whether retained or not, does not exceed 900mm. **Figure - Cut and fill** 
RAD16	Building and lot design on slopes greater than 15% do not include slab on ground.
Development on a laneway	
RAD17	At least one dwelling of the Dual occupancy:

	a. faces the non-laneway frontage; b. has its main pedestrian entrance (i.e. front door, pedestrian pathway to the frontage and entrance gate where fenced) from the non-laneway frontage.
RAD18	All vehicles access must be via the laneway.

Part B - Requirements for accepted development - Residential uses other than a Dual occupancy

Table 9.3.2.2 Requirements for accepted development - Residential uses other than a Dual occupancy

<table>
<tr><th colspan="4">Requirements for accepted development</th></tr>
<tr><th colspan="4">General requirements</th></tr>
<tr><th colspan="4">Multiple Dwelling (Terrace or Row housing, Low rise apartment or Plex)</th></tr>
<tr><th colspan="4">Private open space</th></tr>
<tr><td>RAD1</td><td colspan="3">Each dwelling has a clearly defined, private outdoor living space that:
a. is as per the table below;
<table>
<tr><th>Use</th><th>Minimum Area in 1 location</th><th>Minimum Dimension in all directions</th></tr>
<tr><td colspan="3">Ground level dwellings</td></tr>
<tr><td>All dwelling types</td><td>12m^2</td><td>2.4m</td></tr>
<tr><td colspan="3">Above ground level dwellings (all dwelling types)</td></tr>
<tr><td>1 bedroom, studio, rooming unit</td><td>8m^2</td><td>1.5m</td></tr>
<tr><td>2 bedrooms or more</td><td>12m^2</td><td>2.4m</td></tr>
</table>
b. is accessed directly from a living area;
c. If private open space is located at ground level:
i. it is screened for privacy from adjoining dwellings;
ii. it is located to rear or side of the dwelling behind the main building line and not within the primary frontage setback;
d. for above ground dwellings that adjoin the street, minimum private open space areas (balconies) are oriented to the street;
e. Minimum open space area and dimensions are clear of any utility and non-recreational areas or structures (including but not limited to driveways, air-conditioning units, water tanks, storage structures, refuse storage areas and retaining structures).
Note - Areas for clothes drying are not to be visible from the street.

Note - Utility areas (e.g. driveways, air-conditioning units, water tanks, clothes drying facilities, storage structures and refuse storage areas) are to be notated on a site plan.

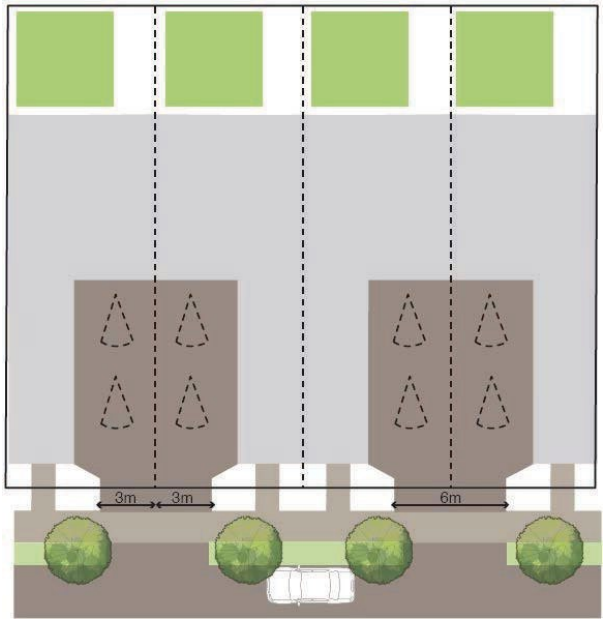
Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. Patios).</td></tr>
<tr><th colspan="4">Landscaping</th></tr>
<tr><td>RAD2</td><td colspan="3">Development incorporates a landscaping strip comprising a diverse mix of suitable planting species at different heights including a minimum of ground covers, shrubs and shade/canopy trees along the full width of all street frontages (other than laneway frontages), excluding any pedestrian or vehicular access points, with an average depth of:
<table>
<tr><th>Zone, precinct, sub-precinct</th><th>Average depth</th></tr>
<tr><td>General residential zone:</td><td>2.0 metres</td></tr>
</table></td></tr>
</table>

i. Next generation neighbourhood precinct, Emerging community zone i. Transition precinct (developed lot) ii. Morayfield South precinct (developed lot) - Next generation neighbourhood sub-precinct	
General residential zone: i. Urban neighbourhood precinct Emerging community zone: i. Morayfield South precinct (developed lot) - Urban neighbourhood sub-precinct	1.0 metre
Note - Refer to Planning scheme policy - Integrated design for details and examples.	

RAD3	Where a Multiple dwelling has a shared driveway on the site within 3m of a side boundary, a landscaped strip comprising a diverse mix of screening planting species at different heights including a minimum of ground covers, shrubs and trees is provided between the shared driveway and the side boundary. The landscaped strip is to have a minimum dimension of 1m for at least 80% of the length of the driveway extent that is on the site and within 3m of the side boundary including at least the first 10m from the street frontage. Note - Refer to Planning scheme policy - Residential design for details and examples.
Car parking	
RAD4	Car parking spaces are provided in accordance with: a. General residential zone - Next generation neighbourhood and Urban neighbourhood precincts - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot and Morayfield South precinct – Developed lot)'; b. General residential zone - Coastal communities and Suburban neighbourhood precincts - Table 9.3.2.5 'Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct)'; c. Emerging community zone - Transition precinct (developed lot) and Morayfield South precinct (developed lot) - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot and Morayfield South precinct – Developed lot)'; d. Centre zone - Caboolture, Morayfield and Strathpine precincts - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)'; e. Redcliffe local plan - Redcliffe seaside village and Kippa-Ring village precincts - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)'; f. Caboolture west local plan - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)'; g. Centre zone - District and Local centre precincts - Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code.

RAD5	Where fronting a street other than a laneway (and not an internal driveway), garage and carport openings are no greater than: a. 50% of the street frontage in total; b. 6m wide for each garage or carport opening, separated by at least 6m from any other garage or carport opening fronting the same street. Note - For a laneway lot, vehicle access and parking must be provided via the laneway and is not limited or controlled by the above. Note - Refer to Planning scheme policy - Residential design for details and examples.
RAD6	Development does not include basement car parking.
RAD7	Development serviced by a single shared driveway provides a maximum crossover width of 5.5m; OR Development serviced by more than one driveway provides: a. where the frontage is 15m or less, a maximum of one, 3m wide crossover per dwelling for every 7.5m of primary frontage; or b. where the frontage is wider than 15m, 3m wide crossovers per dwelling are paired up and separated by a minimum distance of 6m to facilitate on-street parking and street trees.

figure - Paired crossovers



Note - refer to Planning scheme policy - Residential design for details and examples.

RAD8	Where dwellings have access via a shared driveway the driveway is set back a minimum of 3m from a side boundary. OR Where the development includes at least one ground floor dwelling, the shared driveway may be located 1m from the side boundary.
RAD9	Development gains access from a laneway, access street or collector, whichever is the lowest order road.
Screening — fences	
RAD10	Where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is:

	i. no less than 0% transparent and does not exceed 1.2 metres in height; or ii. no less than 50% transparent and does not exceed 1.5 metres in height; or iii. no less than 85% transparent and does not exceed 1.8 metres in height Note - Refer to Planning scheme policy - Residential design for details and examples.
Building appearance	
RAD11	Where adjoining a street frontage, all garages or carports are setback a minimum of 1.0m behind the main face of the dwelling. Note - Refer to Planning scheme policy - Residential design for details and examples.
RAD12	Domestic outbuildings are located behind the main building line.
Privacy	
RAD13	Habitable room windows that look directly into another habitable room window or private open space of another unit on the same lot or an adjoining lot are screened or have a sill height of 1.5m or greater or obscure glazing is used.
Casual surveillance	
RAD14	Each dwelling, excluding domestic outbuildings, that overlooks an adjoining public space (street, public open space or laneway) provides one habitable room window with an area of at least $1m^2$ or multiple habitable room windows having a combined area of at least $2.5m^2$ overlooking each adjoining public space (street, public open space or laneway).
RAD15	All dwellings adjoining or adjacent to a street frontage or public open space (e.g. park) are orientated to address that street frontage or public open space as follows: a. for ground floor dwellings - a clearly identifiable pedestrian entry (front door) from that street frontage or public open space, pedestrian gate in fencing and window(s); or b. for above ground dwellings - a balcony and window(s).
Waste	
RAD16	Each dwelling includes a garbage bin utility area that: a. is not visible from public areas or is screened from public areas; b. is not located in the primary frontage setback; c. is not located in an enclosed garage; d. has a minimum area of 1m x 2m; e. has easy and direct access to the collection point without going through a dwelling (excluding garages). f. where a common bin storage area is required (in lieu of individual bins at each dwelling), the bin enclosure must comply with the requirements of Planning scheme policy - Waste which includes a bin wash facility connected to sewer. Note - Refer to Planning scheme policy - Residential design for details and examples.
Earthworks	
RAD17	Building and lot design on slopes between 10% and 15% must: a. use split-level, multiple-slab, pier or pole construction; b. avoid single-plane slabs and benching; c. have built to boundary walls on the low side of the lot to avoid drainage issues; and d. follow the contour and ensure the height of cut and fill, whether retained or not, does not exceed 900mm.
RAD18	Building and lot design on slopes greater than 15% do not include slab on ground.

Part C - Criteria for assessable development

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part C, Table 9.3.2.3 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessable, the assessment benchmarks become the whole of the planning scheme.

Table 9.3.2.3 Criteria for assessable development

<table>
<tr><th>Performance outcomes</th><th>Examples that achieve aspects of the Performance Outcomes</th></tr>
<tr><td colspan="2">Site area</td></tr>
<tr><td>PO1
The development is located on a lot which has an area and dimensions capable of accommodating a well-designed and integrated building and associated facilities incorporating:
• vehicle access, parking and manoeuvring areas;
• attractive usable and multi-functional communal and private open space areas;
• deep planting zones and landscaping;
• adequate buffering to adjacent properties.
Note - Refer to Planning Scheme policy - Residential design for details and examples.</td><td>No example provided.</td></tr>
<tr><td colspan="2">Private open space</td></tr>
<tr><td>PO2
Dwellings are provided with private open space that is:
a. of a size, dimension and design that is attractive, usable and multi-functional relative to the residential use (e.g. permanent or non-permanent) enabled by generous building setbacks and separation;
b. directly accessible from the dwelling;
c. located to ensure residents of dwellings and neighbouring dwellings experience a high level of residential amenity;
d. free of objects or structures that reduce or limit functionality (e.g. air conditioning units, hot water systems etc);
e. where on the ground level is:
i. not located in the front setback space to maintain frontage landscaping and deep planting areas;
ii. designed to form part of the building (not an appendage to the building);
iii. screening is provided for privacy that:
A. is of a high architectural standard and design;
B. does not dominate the majority of the street frontage;
C. does not reduce or inhibit the activation of the street frontage by blocking or restricting overlooking</td><td>E2
Dwellings have a clearly defined, private outdoor living space that is:
a. as per table-
<table><tr><th>Use</th><th>Minimum area in 1 location</th><th>Minimum dimension in all directions</th></tr><tr><td colspan="3">Ground level dwellings</td></tr><tr><td>All dwelling types</td><td>12m^2</td><td>2.4m</td></tr><tr><td colspan="3">Above ground level dwellings (all dwelling types)</td></tr><tr><td>1 bedroom , studio, rooming unit</td><td>8m²</td><td>1.5m</td></tr><tr><td>2 bedrooms or more</td><td>12m²</td><td>2.4m</td></tr></table>b. accessed directly from a living area;
c. if private open space is located at ground level:
i. it is screened for privacy from adjoining dwellings;
ii. it is located to the rear or side of the dwelling behind the main building line and not within the primary frontage setback.</td></tr>
</table>

from habitable room windows, front doors and pedestrian access points to each dwelling;

D. is setback behind landscaping (streetscape enhancement landscaping, not simple solid screen landscaping).

Note - Landscaping is not an acceptable form of screening for privacy. Landscaping is to be used to reduce the impact screening of private open space has on the streetscape. Screening for privacy must be solid to a minimum height of 1.2m with a transparency of 50% between 1.2m and a maximum height of 1.5m.

Note - For further details and examples refer to Planning scheme policy - Residential design.

Editor's note - Private open space requirements apply to dwellings only. Communal open space requirements (in PO3) apply to those residential uses with communal living arrangements.

d. for above ground dwellings that adjoin the street, minimum private open space areas (balconies) are orientated to the street, or for dwellings that do not adjoin the street, balconies face north or east;
e. minimum open space area and dimensions are clear of any utility and non-recreational structure (including but not limited to driveways, air-conditioning units, water tanks, storage structures, refuse storage areas and retaining structures).

Note - Areas for clothes drying are not to be visible from the street.

Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. patio).

Note - A loft located above a garage is considered to be an above ground level dwelling. Private open space can be provided in a balcony or at ground floor.

Communal open space and facilities (excluding Dual occupancy and the following uses if involving less than ten dwellings or units: Multiple dwelling, Retirement facility Short-term accommodation

PO3
Development includes attractive, usable and multi-functional landscaped communal open space and associated facilities that:

a. provide generous opportunities for play space, passive recreation and communal outdoor gatherings on the site for all users;
b. capitalise on the region's subtropical climate and maximise outdoor living opportunities;
c. are accessible and accommodate the recreational needs of all users;
d. enhance the residential amenity of on-site and neighbouring residents;
e. create open space breaks between built form and hardstand areas for visual relief with any indoor recreation facilities being a secondary component;
f. include trees established in deep planting areas for shade and amenity at maturity;
g. reduce hardstand and urban heat island effects.

Editor's note - Communal open space requirement apply to those residential uses with communal living arrangements.

E3.1
Communal open space including any landscaped area and indoor recreation areas (e.g. community meeting room, gymnasium etc) is provided at the following rates:

Use	Minimum communal open space
Relocatable home park Residential care facility rooming accommodation, (excluding student accommodation), and Tourist park	20% of the lot Minimum dimension of 5m.
If involving ten or more units for Multiple dwelling, Rooming accommodation (where student accommodation), Retirement facility or Short-term accommodation.	$40m^2$ or 5% of the lot, whichever is greater Minimum dimension of 5m

Note - Retirement facilities with independent living provide private open space areas as stated above.

E3.2
Communal open space:

a. is a minimum 50% open to the sky;
b. includes at least 50% of the minimum open space requirement in one area with a length to breadth ratio of no greater than 2:1;
c. for Rooming accommodation (where student accommodation) includes at least one area at

	ground level with a minimum of 25% landscaping and shaded by trees within 5 years, and a minimum total area of $20m^2$; d. is clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and refuse storage areas; e. is safe, readily accessible and convenient to residents; f. is designed and located so that it is subject to casual surveillance; g. utilises hard and soft landscape treatments; h. is clearly separated from any private areas on the lot.
PO3A Rooming accommodation (where student accommodation) and exceeding 2 storeys in height, is designed to incorporate balconies that provide access to additional usable outdoor living space for residents.	**E3A** Rooming accommodation (where student accommodation) and exceeding 2 storey in height) provides balconies that: a. are as per the table below;

Use	**Minimum area**	**Minimum dimension in all directions**
Above ground level		
per 4 bedrooms	$16m^2$	3m

b. are in addition to communal open space areas.

Landscaping	
PO4 Development includes landscaping that: a. provides unobstructed deep planting zones that support large subtropical shade trees at maturity; b. is provided adjacent to street frontages to enhance the character of the streetscape and soften the appearance of the built form; c. establishes street trees along the frontage to provide shade and amenity; d. enhances the quality of buildings and communal and private open space areas; e. contributes to a pleasant and safe environment; f. complies with crime prevention through environmental design (CPTED) principles; g. contributes to reducing the urban heat island effect and improve micro-climate conditions; h. emphasises a clear pedestrian entry point and allows for the overlooking of the public and communal spaces; i. retains existing mature trees wherever possible. Note - Refer to Planning scheme policy - Integrated design for details and planting requirements for street trees.	**E4.1** Development that is setback from the street provides: a. a landscaped strip comprising a diverse mix of suitable planting species at different heights including a minimum of ground covers, shrubs and shade/canopy trees along the entire length of frontage (excluding those areas required for site access purposes0 with a minimum dimension of:

Zone, precinct, sub-precinct	**Minimum dimension**
Emerging community zone: ▪ Transition precinct (developed lot) ▪ Morayfield South precinct (developed lot) - Next generational neighbourhood sub-precinct General residential zone: ▪ Next generation neighbourhood precinct.	2.0 metres

Township zone: ▪ Residential precinct Caboolture west local plan: ▪ Urban living precinct - Next generation neighbourhood sub precinct ▪ Town centre precinct - Residential south sub-precinct	
General residential zone: ▪ Urban neighbourhood precinct Emerging community zone: ▪ Morayfield South precinct (developed lot) - Urban neighbourhood sub-precinct Caboolture West local plan: ▪ Town centre precinct - Residential north sub-precinct	1.0 metre
All other zones, precincts and sub-precinct	2.0 metres
Note - the landscaping strip may assist but is not relied on for screening purposes. This strip is to enhance the streetscape and character of the area, soften buildings and other areas within the development, and contribute to a pleasant and safe environment, while maintaining CPTED principles.	
E4.2 Street trees are provided at the specified planting rate for the street and road typologies in Planning scheme policy - Integrated design (Appendix A). Note - refer to Planning scheme policy - Integrated design for details and planting requirements.	
E4.3 Where Multiple dwellings have a shared driveway on the site within 3m of a side boundary, a landscaped strip comprising a diverse mix of screening planting species at different heights including a minimum of ground covers, shrubs and trees is provided between the shared driveway and the side boundary. The landscaped strip is to have a minimum dimension of 1.0m for at least 80% of the length of the driveway extent that is on the site and within 3m of the side	

	boundary including at least the first 10m from the street frontage. Note - Refer to Planning scheme policy - Residential design for details and examples.
	E4.4 Development provides 5% of the lot area with deep planting zones with a minimum dimension of 4m. Note - Refer to Planning scheme policy - Integrated design for selection of suitable species. Note - Deep planting zones can be provided in private or communal open space or in front landscaping strip(s); however, is calculated separate to these areas.
	E4.5 Where the intended streetscape involves buildings built to the front boundary, development contributes to the greening of the streetscape by: a. positioning deep planting areas adjacent to street frontages between, or in recesses of, buildings and structures; b. incorporating landscaping features into the built form, such as planter boxes, green walls, green roofs and rooftop gardens. Note - refer to Planning scheme policy - Integrated design for details and examples.
	E4.6 Basement car parks that protrude above ground level are setback behind screen landscaping. Note - Landscaping can be provided in a planter box. Note - Refer to Planning scheme policy - Residential design for details and examples.
Car parking	
PO5 Car parking spaces are provided on site to meet the demands of residents and visitors.	**E5** Car parking spaces are provided in accordance with: a. Emerging community zone — Transition precinct (developed lot) and Morayfield South precinct (developed lot) - Table 9.3.2.4 -'Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot and Morayfield South precinct – Developed lot)" b. General residential zone - Next generation neighbourhood and Urban neighbourhood precincts - Table 9.3.2.4 ;Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community

	zone (Transition precinct - Developed lot and Morayfield South precinct – Developed lot)"; c. General residential zone - Coastal communities and Suburban neighbourhood precincts - Table 9.3.2.5 'Table 9.3.2.5 'Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct)" d. Centre zone - Caboolture and Strathpine centre precincts -Table 9.3.2.6 'Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)"; e. Centre zone - District and Local centre precincts - Table 9.3.2.7 'Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code"; f. Redcliffe Kippa-Ring local plan - Redcliffe seaside village and Kippa-Ring village precincts - Table 9.3.2.7 'Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code"; g. Caboolture West local plan - Table 9.3.2.7 'Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code". h. all other areas- Schedule 7. Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.
PO6 Car parking areas do not adjoin the street frontage or public open space areas, or are designed to: a. not dominate the street frontage; b. maintain active frontages; c. contribute to the intended character of the streetscape; d. provide separation between covered car parking openings sufficient to accommodate frontage landscaping, street trees and on-street parking. Note - Refer to Planning scheme policy - Residential design for details and examples. Note - Where screening of car parking areas is proposed as an alternative, screening is to be in the form of an architectural feature of the building, not simply a screen and landscaping.	**E6.1** Garage and carport openings are no greater than: **Primary lot frontage** / **Garages and car port opening(s) per street frontage** 15m or greater: a. 50% of the street frontage in total; b. 6m wide for each garage or car opening, separated by a minimum of 6m from any other garage or carport opening fronting the same street. Less than 15m: a. If a single storey building: 3.0m wide; or b. If a double storey building: 6.0m wide and recessed 1.0m behind the front wall or balcony of the upper level; or c. If on a laneway (whether a single or double storey building): 6m wide

	Note - Laneway development provides access from the lane only in accordance with laneway development provisions below.
Note - Refer to Planning scheme policy - Residential design for details and examples.	
E6.2 For low, medium and high rise apartment buildings: a. parking spaces are located in basements or semi-basements; or b. are located behind dwellings and not adjoining the frontage. Note - Refer to Planning scheme policy - Residential design for details and examples.	
E6.3 Basement car parking does not extend to within deep planting zones.	
PO7 Car parking areas and structures are designed and located to reduce noise and lighting impacts on dwellings within the lot and adjoining properties.	No example provided.

Bicycle parking and end of trip facilities

Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.

PO8

a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:
   i. adequate bicycle parking and storage facilities; and
   ii. adequate provision for securing belongings; and
   iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.
b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:
   i. the projected population growth and forward planning for road upgrading and development of cycle paths; or
   ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or
   iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.

Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these

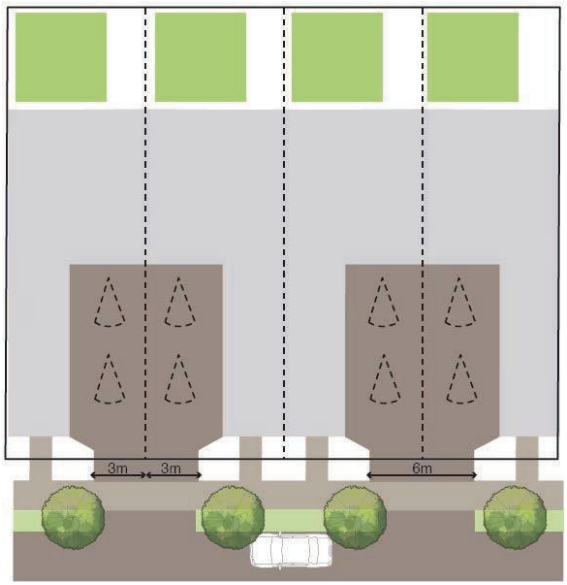
E8.1
Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).

Use	Minimum Bicycle Parking
Dwellings	Minimum 1 space per dwelling
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 — car parking

Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.

E8.2
Bicycle parking is:
a. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*;
b. protected from the weather by its location or a dedicated roof structure;
c. located within the building or in a dedicated, secure structure for residents and staff;

requirements should not, and do not apply in the Rural zone or the Rural residential zone etc. Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.	d. adjacent to building entrances or in public areas for customers and visitors. Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3. Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building. Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.
Access and driveways	
PO9 Driveways, pedestrian entries and internal access ways are located and designed to: a. provide lawful access; b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character; c. not negatively impact adjoining uses; d. provide a safe pedestrian environment; e. not result in excessive crossovers and hardstand areas; f. provide safe access onto an appropriate order road; g. not interfere with infrastructure owned by Council or a utility provider; h. allow adequate space for on-street parking; i. allow adequate space for street planting and street trees; j. allow for garbage collection and street infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples.	**E9.1** Dual occupancies provide: a. for individual driveways - a maximum crossover width of 4m or for a shared driveway - a maximum crossover width of 5m; b. a maximum of one crossover per street frontage; or if the frontage is wider than 15m, a maximum of two crossovers to that frontage only, separated a minimum distance of 6m to allow for on-street parking and street trees. Note - Refer to Planning scheme policy - Residential design for details and examples. Note - Laneway development provides access from the lane only in accordance with laneway development provisions AO27-AO29. **E9.2** For other development, a single shared driveway is provided with a maximum crossover width of 5.5m; OR Development serviced by more than one driveway provides: a. where the frontage is 15m or less, a maximum of one, 3m wide crossover per dwelling for every 7.5m of primary road frontage; or b. where the frontage is wider than 15m, 3m wide crossovers per dwelling are paired up and separated by a minimum distance of 6m to facilitate on-street parking and street trees.

	Figure - Paired crossovers  Note - Refer to Planning scheme policy - Residential design for details and examples. Note - Development on a laneway provides access from the lane only in accordance with laneway development provisions below.
	E9.3 Where dwellings have access via a shared driveway the driveway is set back a minimum of 3m from a side boundary. OR Where the development includes at least one ground floor dwelling, the shared driveway may be located 1m from the side boundary. Note - Refer to Planning scheme policy - Integrated design for details and examples.
	E9.4 Development provides vehicular crossovers that comply with Planning scheme policy - Integrated design.
	E9.5 Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.
PO10 Dwellings are identifiable from the street by way of: a. street numbers;	No example provided.

b. for development with internal roads, a site plan of on-site dwellings and facilities is provided at all vehicular entry points to the lot to facilitate the effective operation of emergency services personnel in carrying out their designated duties and to aid in the direction of other visitors around the site.	
Screening — fences	
PO11 Fencing and screening complements the streetscape character, active frontages, clearly defines public and private domains, while maintaining surveillance between buildings and public spaces. Note - The objective of providing surveillance of the street and active frontages takes precedence over the provision of physical barriers for noise mitigation purposes. Where a barrier for noise is unavoidable it is to be aesthetically treated in accordance with an option detailed in Planning scheme policy - Residential design.	**E11.1** Where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is: a. no less than 0% transparent and does not exceed 1.2 metres in height; or b. no less than 50% transparent and does not exceed 1.5 metres in height; or c. no less than 85% transparent and does not exceed 1.8 metres in height Note - Refer to Planning scheme policy - Residential design for details and examples.
	E11.2 Side and rear fencing and fencing between ground floor private open space areas must be solid (0% transparent) with a maximum height of 1.8m.
Integrated development	
PO12 Development is designed to: a. connect to and form part of the surrounding neighbourhood by providing interconnected street, pedestrian and cyclist pathways to adjoining development, nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space; b. ensure dwellings address public spaces external to the lot; c. not include high perimeter fences or walls adjoining roads and public spaces that cause the development to: i. be segregated or visually disconnected from adjoining properties; or ii. detract from or constrain the delivery of a clear and open, visually attractive streetscape; or iii. potentially reduce personal safety and casual surveillance of adjoining public spaces. Note - Refer to Overlay map - Community activities and neighbourhood hubs for the location of neighbourhood hubs.	**E12.1** Developments provide pedestrian pathways and connections from the lot via the most direct route to nearby centres, neighbourhood hubs, community facilities, public transport stops and open space.
	E12.2 Where the end of a road or a pedestrian and cycle pathway adjoin the lot, extensions to the road or pathway through the lot are to be provided. Note - Refer to Planning scheme policy - Residential design for details and examples.
	E12.3 Dwellings that adjoin the external road network or public open space address that frontage with a pedestrian entry, front door, windows, and fencing with a maximum height of 1.2m if any. Note - Refer to Planning scheme policy - Residential design for details and examples.
PO13 Large scale residential developments where the site area is more than 6,000m^2 result in neighbourhoods that:	No example provided.

a. are interconnected by safe, legible and permeable movement networks, (this may include the establishment or extension of public streets and pathways); b. are integrated with surrounding existing and approved developments by having; i. an outward focus that addresses surrounding streets, open space and other areas of public realm; ii. a sensitive interface to established lower intensity residential development such as using landscaped buffers with screen tree planting, increasing setbacks and providing a transition in development intensity; c. include a mix of different dwelling/building designs providing interest and variety without monotony or repetition over large areas; d. include a diverse mix of different dwelling sizes with varied bedroom numbers that can meet the needs of a broad range of different households through different life stages; e. develop in a manner that does not compromise the ability for adjoining sites to develop in a logical, sequential and integrated manner; f. provide or have convenient access to centrally located local parks and a network of open space; g. promote accessibility to parks and open space, transport facilities, neighbourhood hubs and community facilities. Note - Refer to Planning scheme policy - Neighbourhood design which provides guidance on preparing an integration plan necessary to demonstrate compliance with the performance outcome.	
Building appearance	
PO14 Buildings are designed to: a. incorporate architectural features into the building façade at street level to create human scale; b. promote identity and diversity between adjacent dwellings; c. enable individual dwellings to be identified and directly accessible from public streets and communal areas; d. visually integrate with the intended character of the precinct through appropriate design and materials; e. avoid blank walls (excluding built to boundary walls) through articulation and architectural treatments to create visual interest; f. include roof forms that provide visual interest to both the building and the skyline and effectively screen service structure, plant and equipment from view of the street and adjoining buildings; g. provide a design that enables permeability between buildings;	No example provided. Note - Refer to Planning scheme policy - Residential design for details and examples.

h. create attractive backs and sides of buildings where visible from public spaces; i. ensure domestic outbuildings do not dominate the street frontage and do not have a negative impact on the streetscape character; j. where for tall buildings, provide architectural variation through a distinct top, middle and base section.	
PO15 Walls are sited and designed to minimise negative impacts on internal and external amenity and create visual interest by incorporating articulation and architectural treatments.	**E15** The maximum length of any wall is 15m. Walls or parts of walls that include a change in direction of 1m or more are measured separately.
Privacy	
PO16 Dwellings are provided with private open space areas and habitable rooms with a reasonable level of privacy from adjoining residential uses.	**E16** Minimise views into habitable room windows, and private open space from adjoining residential uses by: a. offsetting adjacent habitable room windows and balconies; or b. use high quality screening, obscured glazing or separation. Note - In addition to the above the outlook from stairs, landings, and communal or public areas is minimised where direct views are available into private open space of an existing dwelling. Note - Refer to Planning scheme policy - Residential design for details and examples.
Casual surveillance	
PO17 Buildings and structures are designed and oriented to have active frontages that provide visual interest, address road frontages and facilitate casual surveillance of all public spaces (streets, laneways, public open space, pedestrian paths and car parking areas) through: a. incorporating habitable room windows, balconies and foyers that overlook public spaces; b. emphasising the pedestrian entry so that it is easily identifiable and safely accessible from the primary frontage; c. if located on a street corner, the building addresses and overlooks both frontages. Note - Refer to State Government standards for CPTED. Note - Refer to Planning scheme policy - Residential design for details and examples. Note - Ground floor dwellings adjoining a street or public open space have individual access points to the street.	No example provided.
Subtropical design	
PO18 Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner	**E18** Buildings are sited and designed to:

which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living.	a. maximise orientation of principal living and open space areas to the north-east and eastern sides of dwellings where not compromising casual surveillance; b. screen undesirable western sun; c. maximise the use of prevailing breezes for natural ventilation; d. have living areas adjoining open space; e. incorporate architectural features such as extended eaves, awnings, pergolas and verandah's to protect windows and doorways from summer sun, glare, rain and prevailing winds and to provide shelter for outdoor living areas. Note - Refer to the Subtropical Design in South East Queensland: A Handbook for Planners, Developers and Decision Makers.
Utility areas	
PO19 Utility areas, services and mechanical plant are visually integrated into the design of the building or are at least screened from view from adjacent dwellings and the streetscape. Note - Refer to Planning scheme policy - Residential design for details and examples. Note - Utilities include but are not limited to electrical transformers.	No example provided.
PO20 Clothes drying, storage and mail collection facilities: a. are provided for site users; b. are integrated within the development; c. do not impact on the residential amenity of the lot, adjoining properties or the streetscape (clothes drying and storage areas are not visible from public spaces; mail collection facilities are visible and accessible for residents). Note - Refer to Planning scheme policy - Residential design for details and examples.	No example provided.
Lighting	
PO21 Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residents and neighbours.	**E21.1** In all areas accessible to the public lighting is provided in accordance with Section 3 of AS 1158.3.1 *Pedestrian Area (Category P) Lighting - Performance and installation design requirements*.
	E21.2 Lighting of appropriate intensities is provided which satisfies the requirements of *AS1158 — Lighting for Roads and Public Spaces*.
PO22	**E22** Artificial lighting within the lot is directed and shielded in such a manner to comply with the requirements of

Artificial lighting does not cause unreasonable disturbance to any person on adjacent land or on land within the general vicinity of the lot.	Australian Standard *AS4282 (1997) Control of Obtrusive Effects of Outdoor Lighting*. Note - For purposes of that table, "curfew hours" are taken to be those hours between 10pm and 7am on the following day. Note - Refer to Planning scheme policy - Residential design for details and examples.
Waste	
PO23 Bins and bin storage areas are provided, designed and managed so as to: a. be accessible for collection; b. be maintained (including cleaning); c. not have a negative impact on the amenity of the streetscape or adjoining properties. Note - Refer to Planning scheme policy - Waste for storage, design and management methods.	**E23** Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.
PO24 Waste storage areas are: a. not located in front of the main building line; or b. are screened and aesthetically treated (e.g. with landscaping) to not dominate the streetscape. Note - Refer to Planning scheme policy - Residential design for details and examples.	No example provided.
Storage	
PO25 Adequate storage for residents recreation, bulky, outdoor or work equipment is provided on-site in addition to habitable areas and bicycle storage. Storage is to be located on site so as to not be visible from the street or public spaces.	**E25.1** Each dwelling is provided with a storage area having a minimum size of $8m^3$ with minimum dimension of 0.5m in all directions. Note - Storage areas can be co-located in garages, allocated car park areas in basements; or incorporated into building design. This storage area excludes parts of the dwelling used in conjunction with a habitable room (e.g. wardrobes in bedrooms) or where performing an integral part in the rooms use (e.g. cupboards in the kitchen or laundry). Note - Refer to Planning scheme policy- Residential design for details and examples.
	E25.2 Storage areas are located behind the main building line and not within the primary or secondary frontage setbacks.
Adaptable development	
PO26 Development in locations that are in proximity to high frequency public transport services or within centres support adaptable building use (mixed use) over time particularly on the ground floor.	**E26** New residential buildings in the Centre zone or Township zone - Centre precinct include a minimum floor to ceiling height of 4.2m for the ground floor.
Earthworks	

PO27 Development is designed to respond to sloping topography in the siting, design and form of buildings and structures by: a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any impact on the landscape character of the zone; d. protecting the amenity of adjoining properties. Note - Refer to Planning scheme policy - Residential design for details and examples. Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.	**E27.1** Building and lot design on slopes between 10% and 15% must: a. avoid single-plane slabs and benching with the use of split-level, multiple-slab, pier or pole construction; b. have built to boundary walls on the low side of the lot to avoid drainage issues. Note - For development on slopes of 15% or greater refer to the constraint provisions contained in the relevant zone code. **E27.2** New buildings on land with a slope greater than 15% do not have slab on ground construction. Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure. Note - There is no height specified for fill or excavation wholly contained within the dwelling footprint (i.e. the area within the outer structural extremities of the dwelling).
Development on a laneway	
PO28 At least one dwelling (preferably the primary dwelling if for a Dual occupancy): a. faces the non-laneway frontage; b. has it's main entrance (i.e. front door, pedestrian pathway to the frontage and entrance gate where fenced) from the non-laneway frontage.	No example provided.
PO29 All vehicle access must be via the laneway.	No example provided.
PO30 Development on laneways contributes to the streetscape established in a laneway by: a. providing concealed garbage bin storage areas to reduce the dominance of bins on the lane; b. maximising security and amenity.	**E30.1** A screened garbage bin utility area is provided that: a. is not located in the garage; b. has a minimum area of 1m x 2m; c. has access to the laneway and not via the garage. Note - Refer to Planning scheme policy - Residential design for details and examples. **E30.2** Fencing adjacent to a laneway does not exceed 1.8m in height.
Dual occupancies (Loft) on laneway lots	
PO31 Dual occupancies (lofts): a. are designed to: i. have the appearance, bulk and scale of a single dwelling from the street; ii. positively contribute to the laneway; iii. do not negatively impact the expected amenity of adjoining properties;	**E31.1** The siting and design of dwellings ensures that the loft is: a. not located in front of the primary dwelling (for the primary frontage); b. annexed to (adjoining, below or above) or located within 10.0m of the primary dwelling (excluding domestic outbuildings). **E31.2**

iv. have sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the number of occupants anticipated to occur on-site. b. support affordable living by means of: i. economical dwelling size and construction; ii. efficient use of land; iii. low maintenance costs; iv. access to natural light, ventilation and heating; v. provide high quality living and private open space areas. Note - Refer to Planning scheme policy - Residential design for details and examples.	On lots less than 450m^2, a Dual occupancy (loft) is only permitted within a two-storey building. This includes being located above a garage facing a laneway.
	E31.3 The loft has a clearly identifiable front door and under cover point of entry.
	E31.4 Lofts incorporate in all walls adjoining the primary dwelling and private open space areas of the primary dwelling: a. windows with a minimum sill height of 1500mm or privacy screening; b. low maintenance building materials and non-reflective finishes; c. no external drainage or other pipes.
	E31.5 The private open space for a loft can be located adjoining the lane at ground floor or on a balcony.

Table 9.3.2.4 Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot and Morayfield South precinct – Developed lot)

Land use	Site Proximity	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided
▪ Short-term accommodation ▪ Rooming accommodation (excluding student accommodation)	**Within 800m walking distance of a higher order centre**	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces
▪ Short-term accommodation ▪ Rooming accommodation (excluding student accommodation)	**More than 800m walking distance of a higher order centre**	1 per dwelling + staff spaces	1 per 5 dwellings + staff spaces
▪ Relocatable home park ▪ Residential care facility ▪ Retirement facility		N/A	1 per dwelling
▪ Dual occupancy		N/A	2 per dwelling Note - the provision of the second car parking space may be provided in tandem on the site
• Rooming accommodation where student accommodation)	**Any location**	N/A	1 per 2 beds and 1 per staff member Note - the rate applies the same regardless of the size of each bed

			Note - Individual beds within 'bunks' are to be counted individually (i.e. not aggregated)
▪ Multiple dwelling		N/A	1 per 1 bedroom dwelling 1.25 per 2 bedroom dwelling 1.5 per 3 bedroom dwelling 2 per 4+ bedroom dwelling and 1 visitor space per 4 dwelling

Table 9.3.2.5 Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct)

Use	Minimum number of car spaces to be provided
Dual occupancy	2 per dwelling
Multiple dwelling	1.75 per dwelling

Table 9.3.2.6 Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)

Site location	Land use	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided
Centre zone: • Caboolture centre precinct; • Strathpine centre precinct.	Residential - permanent/long term	N/A	2 per 5 dwellings
	Residential - serviced/short term	1 per 4 dwellings + staff spaces	1 per 10 dwellings + staff spaces

Table 9.3.2.7 Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code

Site location	Land use	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided
Centre zone: d. District centre precinct e. Local centre precinct Redcliffe local plan code: d. Redcliffe seaside village precinct; e. Kippa-Ring village precinct; f. Health precinct. Cab west local plan code: • Urban living precinct: ○ Next generation neighbourhood sub-precinct ○ Local centre sub-precinct	Residential - permanent/long term	N/A	1 per dwelling
	Residential - serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff space

▪ Town centre precinct: ○ Centre core sub-precinct ○ Mixed business sub-precinct ○ Teaching and learning sub-precinct ○ Civic space sub-precinct ○ Residential north sub-precinct ○ Residential south sub-precinct			

Note - For development in a site location other than those listed in the tables above, refer to Schedule 7 for applicable car parking rates.

Note - Car parking rates are to be rounded up to the nearest whole number.

Note - Except where located in the General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot), Residential - Permanent/long term includes: Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility.

Note - Except where located in the General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot), Residential - Services/short term includes: Rooming accommodation or Short-term accommodation.

9.4.1.3.2 Transition precinct

9.4.1.3.2.1 Purpose - Emerging community - Transition precinct

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Emerging community zone - Transition precinct, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Emerging community zone - Transition precinct specific overall outcomes:

    a. Reconfiguring a lot in the Emerging community zone - Transition precinct, where not creating developed lots, does not further fragment land or prevent future development for urban purposes.
    b. Reconfiguring a lot in the Emerging community zone - Transition precinct, where creating developed lots achieves the following:
        ~~iii. for land within the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area', reconfiguration does not compromise the areas ability to achieve a minimum site density of 45 dwellings per ha and lots of a size and dimension to accommodate medium - high density development;~~
        ~~iv. for land in all other areas:~~

            i. ~~A.~~ a net residential density of between 10-25 lots per hectare;
            ii. ~~B.~~ a diversity of lot sizes to accommodate the intended mix of housing types within and outside the Walking distance (Centre) and Walking distance (Train Station) overlay areas under the Emerging community zone - Transition precinct overall outcomes in Part 6;
            iii. a diversity of different lots are distributed throughout neighbourhoods avoiding large concentrations of lots with similar dimensions and arranged to provide:

                A. a mix of lots that can support a diversity of dwelling types, sizes and forms;
                B. varied and interesting streetscapes with a noticeable variation of frontage widths when observed from the street;
                C. opportunities for visual and open space breaks between buildings by breaking up groups of narrow lots at regular intervals along the street;

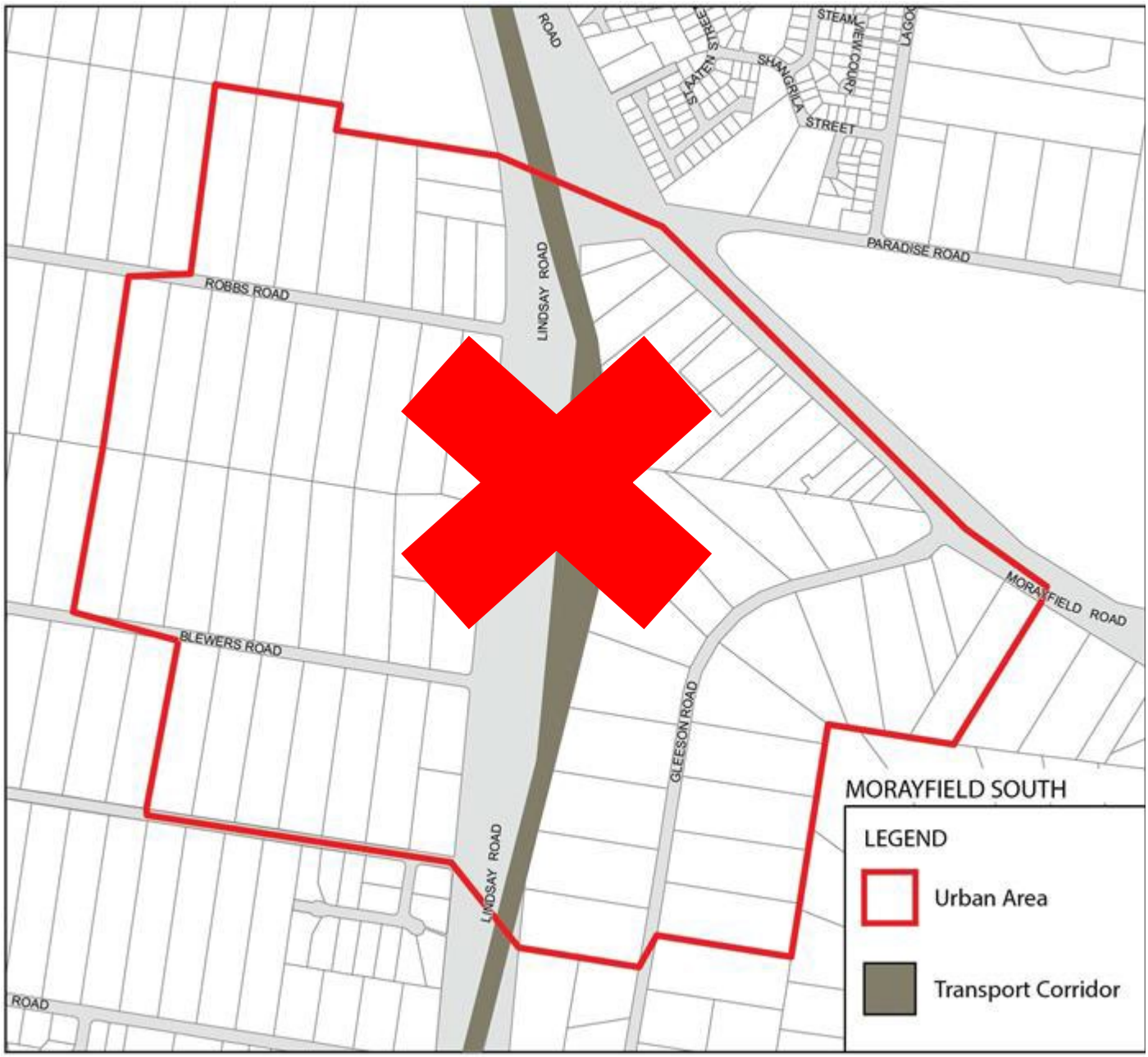
                Note - Narrow lots are those with a primary frontage width of 12.5 metres or less, or types A, B or C in 'Table 9.4.1.3.2.3: Lot Types'.

                D. space for street tree planting and minimising conflicts between vehicle access and on-street parking;
            iv. neighbourhoods that are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity;
            v. development that has an interface to the Rural or Rural residential zones provides buffers and a transition in development intensity at the interface to preserve the very low density character and amenity of these existing communities;
            vi. provision of new tree planting that creates shade and comfort for walking and cycling, reduces urban heat and enhances amenity;
            vii. the purpose and overall outcomes of the Transition precinct outcomes as identified in Part 6.
    c. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:
        i. responds to the risk presented by overland flow and minimises risk to personal safety;
        ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
        iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;

iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

d. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:
   i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

~~**Figure 9.4.1.3.2.1 Morayfield South urban area**~~



9.4.1.3.2.2 Requirement for assessment

Part D - Criteria for assessable development - Emerging community - Transition precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part D, Table 9.4.1.3.2.1 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessable, the assessment benchmarks become the whole of the planning scheme.

Assessable development - Emerging community - Transition precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Where on a developable lot or creating developable lots	
Lot size and design	
PO1 Reconfiguring a lot does not result in additional lots.	No example provided.
Boundary realignment	
PO2 Boundary realignments do not result in the: a. fragmentation or alienation of the land or result in the loss of land for future urban purposes; b. delay the use of the land for urban purposes; c. existing land uses on-site becoming non-compliant due to: i. lot size; ii. parking requirements; iii. servicing; iv. dependant elements of an existing or approved land use being separately titled. Note - Examples may include but are not limited to: a. Where a Dwelling house includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house use.	No example provided.
Where on a developed lot or creating developed lots	
Density	
PO3 Reconfiguring of a lot ~~a. for land within the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area', development does not compromise future developments ability to achieve a minimum residential density of 45 dwellings per hectare to ensure efficient use of the land and infrastructure which facilitates feasible public transport patronage and creates a diverse medium density neighbourhood character; or~~ ~~b. for all other land, development~~ ~~a~~ Achieves to ieves a minimum net residential density of 10 lots per hectare, whilst not exceeding 25 lots per hectare, creating a diverse low-medium density neighbourhood character.	No example provided.
Lot design, mix and location	
PO4	~~**E4.1**~~

Lots have an area, shape and dimension sufficient to ensure they can accommodate: a. the built form intended within and outside the Walking distance (Centre) and Walking distance (Train Station) overlay areas and the Morayfield South urban area (identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area') under the Emerging community zone - Transition precinct overall outcomes in Part 6; b. all domestic outbuildings and possible on site servicing requirements (e.g. on-site waste disposal); c. areas for car parking, vehicular access and manoeuvring; d. areas for useable and practical private open space. Note - Driveway locations for each narrow lot and on-street car parking locations are nominated on a plan of development.	~~For land within the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area', lot dimensions comply with Lot Types A, B or F in accordance with 'Table 9.4.1.3.2.3: Lot Types'.~~
	E4.1~~2~~ For all other areas, lot dimensions (excluding any access handles) comply with: a. where in the Walking distance (Centre) or Walking distance (Train Station) overlay areas, no example provided; b. where outside the Walking distance (Centre) and Walking distance (Train Station) overlay areas, Lot Types A, B, C, D, E or F in accordance with 'Table 9.4.1.3.2.3: Lot Types'. Note - For the purpose of rear lots, frontage is the average width of the lot (excluding any access handle or easement).
	E4.2~~3~~ Lots with a primary frontage of 12.5 metres or less and an average width of 12.5 metres or less incorporate provision for built to boundary walls in accordance with the requirements of Section 9.3.1 - Dwelling house code. Note - Built to boundary walls for lots subject to E4.~~3~~ are shown on a plan of development.
PO5 Reconfiguring a lot creating more than five lots provides a diversity of lot sizes and dimensions that will: a. accommodate a diversity of dwelling types, sizes and forms; b. create varied and interesting streetscapes by providing a noticeable variation of frontage widths when observed from the street and avoiding large concentrations of lots with similar dimensions; c. ensure development supports the mix of housing options intended within and outside the Walking distance (Centre) and Walking distance (Train Station) overlay areas and the Morayfield South urban area (identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area') under the Emerging community zone - Transition precinct overall outcomes in Part 6. Note - Refer to the lot diversity figures below providing an example demonstrating compliance with the performance outcome.	**E5.1** For land within the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area', lot sizes comply with Lot Types A or E in accordance with 'Table 9.4.1.3.2.3: Lot Types'. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.
	No example provided for all other locations.

Figure - Lot diversity within Walking distance (Centre) and Walking distance (Train Station) overlay areas

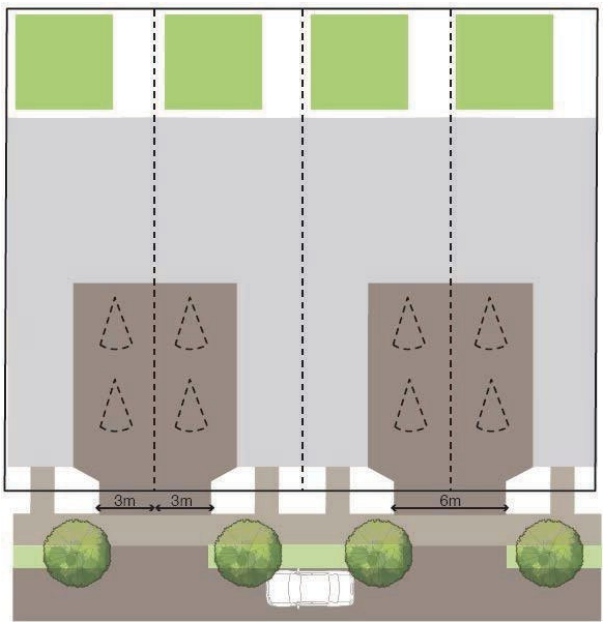


Figure - Lot diversity outside Walking distance (Centre) and Walking distance (Train Station) overlay areas



PO6 Narrow lots are not concentrated within a single location, to; a. ensure diversity within the streetscape; b. create visual relief; c. provide opportunities for landscaped open space to be provided between dwellings at frequent intervals along the street; d. minimise conflicts between vehicle access and on-street parking. Note - Narrow lots are those with primary frontage width of 12.5 metres or less, or types A, B or C in 'Table 9.4.1.3.2.3: Lot Types'.	**E6.1** Lots with a primary frontage width of 7.5 metres or less are only created where they are provided with laneway access. **E6.2** Groupings of narrow lots are limited to: a. where not accessed via a laneway, no more than four adjoining lots with a primary frontage width of 12.5 metres or less along the same street frontage; or b. where accessed via a laneway, no more than eight adjoining lots with a primary frontage width of 12.5 metres or less along the same street frontage. Note - Nothing in the example prevents more than one group of adjoining lots with primary frontages of 12.5 metres or less sharing the same street frontage.

Note - Driveway locations for each narrow lot and on-street car parking locations are nominated on a plan of development.	
PO7 Where outside the Walking distance (Centre) and Walking distance (Train Station) overlay areas, lots that facilitate medium to high density residential uses (freehold or community titles) are located in proximity to recreational opportunities, commercial and community facilities and public transport nodes.	**E7.1** Where outside the Walking distance (Centre) and Walking distance (Train Station) overlay areas, groupings of four or more adjoining lots with primary frontage widths of 9.5 metres or less are located: a. adjoining a park or directly opposite a park fronting the same street; or b. within 200 metres of a public transport stop or station; or c. within 200 metres of a Centre Zone or neighbourhood hub (refer Overlay map - Community activities and neighbourhood hubs).
	E7.2 Where outside the Walking distance (Centre) and Walking distance (Train Station) overlay areas, lots with a site area of 800m^2 or greater are located: a. adjoining a park or directly opposite a park fronting the same street; or b. within 200 metres of a public transport stop or station; or c. within 200 metres of a Centre zone or neighbourhood hub (refer Overlay map - Community activities and neighbourhood hubs). Note - E7.2 does not include balance lots pending further subdivision in future stages.
PO8 N/A - This PO has been deleted.	
PO9 Provision is made for integrated construction and orderly streetscapes where narrow lots suitable for terrace and row housing are co-located. Note - Narrow lots are those with a primary frontage width of 12.5 metres or less, or types A, B or C in 'Table 9.4.1.3.2.3: Lot Types'.	**E9** Any lot with a primary frontage width of 12.5 metres or less and an average width of 12.5 metres or less (excluding any access handle or easement) sharing a boundary with a lot where built to boundary walls are nominated to both side boundaries provides for a built to boundary wall on the shared boundary. Note - Built to boundary walls for lots with primary frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of Section 9.3.1 - Dwelling house code.

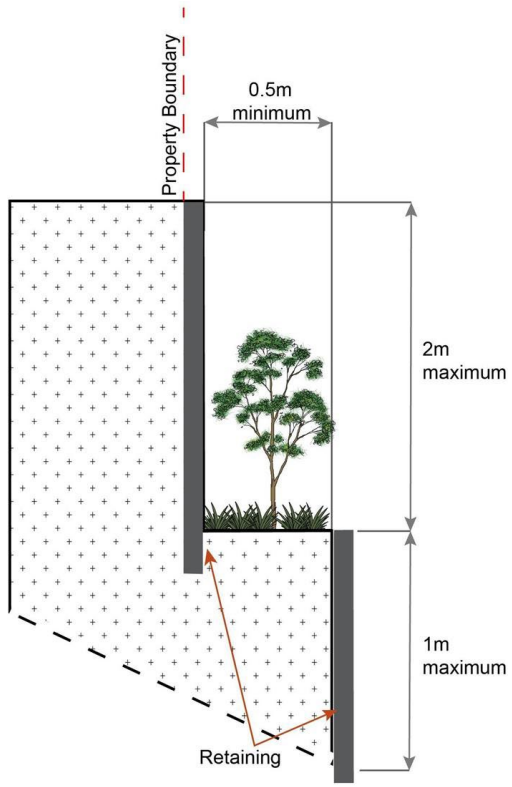
PO9A Crossovers for narrow lots are located to facilitate on-street parking and street trees between driveways. Note - Narrow lots are those with a primary frontage width of 12.5 metres or less, or types A, B or C in 'Table 9.4.1.3.2.3: Lot Types'. Note - Driveway locations for each narrow lot, on-street car parking locations and street tree planting zones for each street tree are nominated on a plan of development.	**E9A** Crossovers for lots with primary frontages of 10 metres or less are paired up with crossovers of any adjoining lots that have a primary frontage of 10 metres or less in accordance with 'Figure - Paired crossovers' below. **Figure - Paired crossovers**  Note - Driveway locations for lots with primary frontages of 12.5 metres or less are to be shown on a plan of development. Refer to Planning scheme policy - Residential design for additional guidance.
PO9B Lot layout and design enhances the amenity of neighbourhoods by providing opportunities for larger visual breaks and landscaped open space between lots, buildings and structures at frequent intervals along the street.	**E9B.1** The maximum combined frontage of adjoining lots with primary frontage of 15 metres or less does not exceed 100 metres, measured along the street. Editor's note - Dwellings on lots with a primary frontage of 15 metres or less have reduced side boundary setback requirements in the *Queensland Development Code*. Lots with a primary frontage of 12.5 metres or less also support built to boundary wall outcomes under the planning scheme. **E9B.2** Street blocks do not exceed 200 metres in any dimension or provide the following every 150 metres of street block length or part thereof: a. a minimum 10 metre wide mid-block pedestrian connection between two street frontages if forming part of a connection spanning at least three separate street blocks; or b. a laneway between two street frontages if providing access to lots where built to boundary walls to both side boundaries are nominated on a plan of development. Note - PO15, PO17 and PO31 contain additional connectivity outcomes that apply to mid-block pedestrian connections.

	Note -Mid-block pedestrian connections are provided as public road reserve and embellished as public open space. Section 6 of Planning scheme policy - Integrated design (Appendix B) provides design guidance for linear linkages that is relevant for mid-block pedestrian connections (see 'Figure - Mid-block pedestrian connection' below providing an example of the expected outcome).

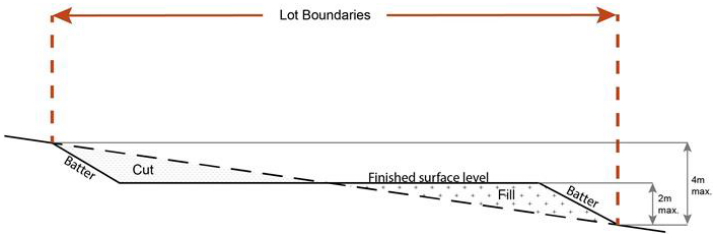
Figure - Mid-block pedestrian connection



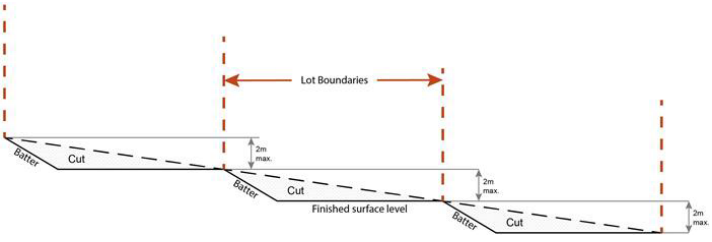
Sloping Land	
PO10 Lot layout and design avoids the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape, each lot created and of adjoining lots ensuring, but not limited to, the following: a. The likely location of private open space associated with a Dwelling House on each lot will not be dominated by, or encroached into by built form outcomes such as walls or fences; b. Walls and/or fences are kept to a human scale and do not represent barriers to local environmental outcomes and conditions such as good solar access and access to prevailing breezes; and c. The potential for overlooking from public land into private lots is avoided wherever possible; and d. Lot design is integrated with the opportunities available for Dwelling House design to reduce impacts. Note - Refer to Planning scheme policy - Residential design for guidelines on building design on sloped land.	**E10.1** Lot layout and design ensures that a lot has a maximum average slope of 1:15 along its long axis and 1:10 along its short axis. **E10.2** Retaining walls and benching and associated cutting, filling and other earthworks associated with reconfiguring a lot are limited to: a. a maximum vertical dimension of 1.5m from ground level for any single retaining structure; or b. where incorporating a retaining structure greater than 1.5m in height, the retaining wall is stepped, terraced and landscaped as follows: i. maximum 1m vertical, minimum 0.5m horizontal, maximum 2m vertical (refer figure below); ii. Maximum overall structure height of 3m; or



c. where incorporating benching along the short axis (from side to side boundary) of a lot:
    i. The difference between levels at each boundary is no greater than 4m per lot;
    ii. each bench has a maximum height of 2m (refer Figure below); or

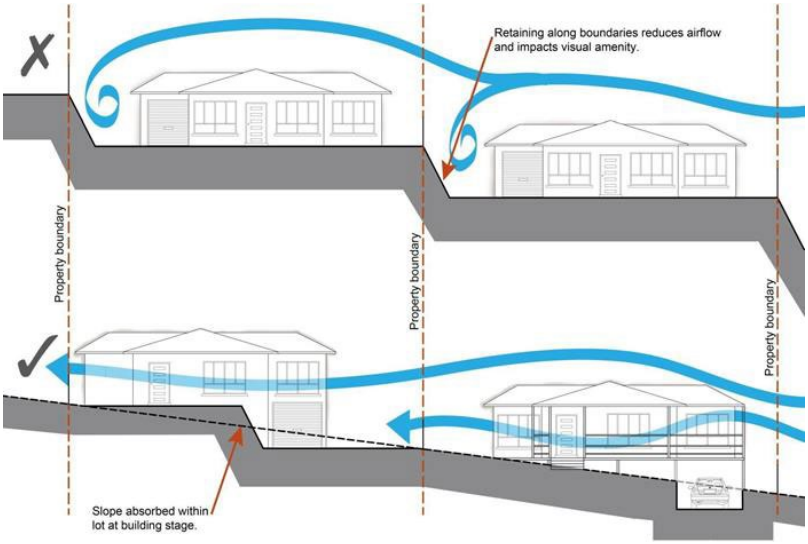


d. where incorporating benching along the long axis (from front to rear boundary):
    i. each bench has a maximum height of 2m;
    ii. lots orientate up/down the slope (refer Figure below).



	Note - Benching is to incorporate suitable measures to ensure stabilisation and prevent erosion. Editor's note - Strict cut and fill requirements apply at the Dwelling house stage. Deferral of slope solutions until building stage is not an acceptable outcome.

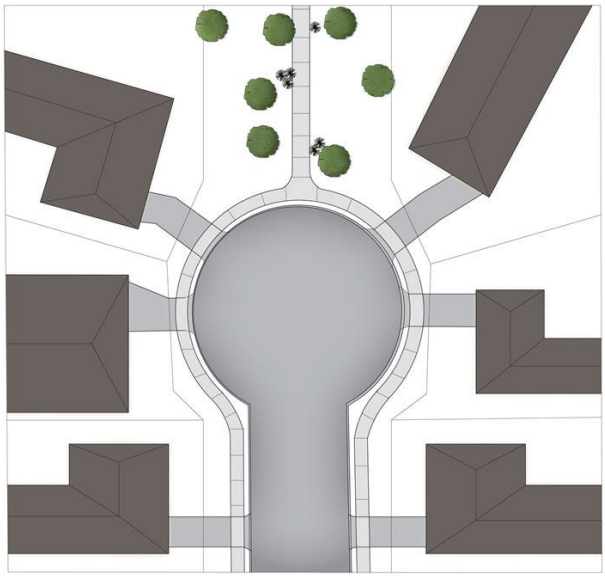
Figure - Sloped lot design



Rear lots	
PO11 ~~Rear lots do not establish in the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area'.~~ N/A - This PO has been deleted.	~~No example provided.~~
PO12 For all other areas, rear lots: a. contribute to the mix of lot sizes; b. are limited to 1 behind any full frontage lot (i.e. A lot with a street frontage that is not an access handle); c. provide sufficient area for vehicles to manoeuvre on-site allowing entry and exit to the rear lot in forward gear.	No example provided.
PO13 Access handles for rear lots are: a. a minimum of 5m wide to allow for safe vehicle access and service corridors from the rear lot to the street; b. are located on 1 side of the full frontage lot; c. limited to no more than 2 directly adjoining each other.	No example provided.
Street design and layout	
PO14	No example provided.

Development maintains, contributes to or provides for a street layout that facilitates regular and consistent shaped lots through the use of rectilinear grid patterns, or modified grid patterns where constrained by topographical and other physical barriers. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	
PO15 Development maintains, contributes to or provides for a street layout that is designed to connect to surrounding neighbourhoods, providing an interconnected street, pedestrian and cyclist network that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.	No example provided.
PO16 Development provides and maintains the connections shown on~~:~~ ~~a. 'Figure 1 - Morayfield South' - Morayfield South;~~ ~~b.~~ 'Figure 2 - Narangba East' - Narangba East.	No example provided.
PO17 Development maintains, contributes to or provides for a street layout that provides an efficient and legible movement network with high levels of connectivity within and external to the to the site by: a. facilitating increased active transport with a focus on safety and amenity for pedestrians and cyclists; b. providing street blocks with a maximum walkable perimeter of 500m (refer Figure - Street block design); c. providing a variety of street block sizes to facilitate a range of intensity and scale in built form; d. reducing street block sizes as they approach an activity focus (e.g centre, neighbourhood hub, train station, community activity, public open space); e. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	No example provided.
PO18	No example provided.

Street layouts create convenient and highly permeable movement networks between lower and higher order roads, whilst not adversely affecting the safety and function of the higher order road. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	
PO19 Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions: • access to premises by providing convenient vehicular movement for residents between their homes and the major road network; • safe and convenient pedestrian and cycle movement; • adequate on street parking; • stormwater drainage paths and treatment facilities; • efficient public transport routes; • utility services location; • emergency access and waste collection; • setting and approach (streetscape, landscaping and street furniture) for adjoining residences; • expected traffic speeds and volumes; and • wildlife movement (where relevant). Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	No example provided.
PO19A Street trees are provided to create shade and comfort for walking and cycling, reduce urban heat and enhance amenity.	**E19A** Street trees are provided in accordance with Planning scheme policy - Integrated design. Note - Planning scheme policy - Integrated design (Appendix A) identifies the street tree planting rate for different street and road typologies. Note - Street tree planting zones for each street tree are nominated on the plan of development. Street tree planting zones are located and sized to provide flexibility in their placement and certainty for their viable positioning clear of utilities/services, driveways and other possible infrastructure conflicts.
PO20 Cul-de-sac or dead end streets are not proposed unless: a. topography or other physical barriers exist to the continuance of the street network or vehicle connection to an existing road is not permitted;	No example provided.

b. there are no appropriate alternative solutions; c. the cul-de-sac or dead end street will facilitate future connections to adjoining land or development. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	
PO21 Where cul-de-sacs are proposed due to vehicular connection to existing roads not being permitted, they are to be designed to allow a 10m wide pedestrian connection as public land through to the existing road with no lots proposed at the head of the cul-de-sac generally as shown in figure below. **Figure - Cul-de-sac design**  Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve this outcome.	No example provided.
PO22 Streets are designed and oriented to minimise the impact of cut and fill on the amenity of the streetscape and adjoining development.	**E22** Street alignment follows ridges or gullies or runs perpendicular to slope.

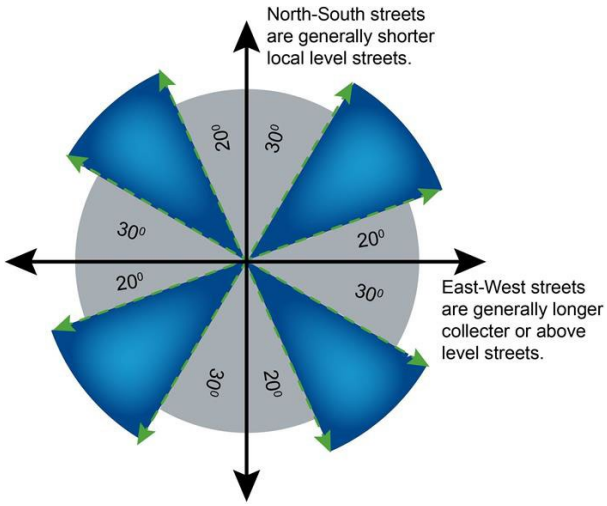
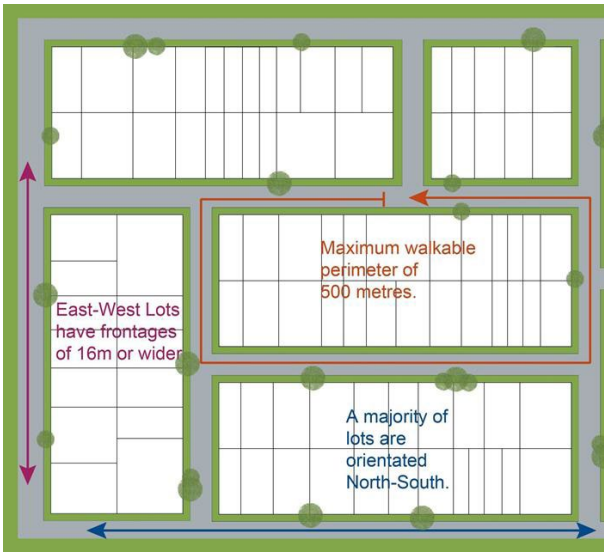
PO23 Streets are oriented to encourage active transport through a climate responsive and comfortable walking environment whilst also facilitating lots that support subtropical design practices, including: a. controlled solar access & shade provision b. cross-ventilation. Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve subtropical design solution.	**E23.1** Where not unduly constrained by topography or other physical barrier, streets are primarily oriented within 20 or 30 degrees of North-South or East-West in accordance with Figure - Preferred street orientation below. **Figure - Preferred street orientation** 
	E23.2 The long axis of a street block is oriented east-west to facilitate a north-south orientation for a majority of lots as per Figure - Street block design below.
	E23.3 Where the long axis of lot boundaries are oriented east west, they are 16m or wider so as to allow for alternative dwelling design to achieve solar access and cross-ventilation as per Figure -Street block design below.

Figure - Street block design



PO24 The street network creates convenient access to arterial and sub-arterial roads for heavy vehicles and commercial traffic without introducing through traffic to residential streets.	No example provided.
PO25 The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development. Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs: • development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • residential development greater than 50 lots or dwellings; • offices greater than 4,000m^2 Gross Floor Area (GFA); • retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • warehouses and Industry greater than 6,000m^2 GFA; • on-site carpark greater than 100 spaces; • development has a trip generation rate of 100 vehicles or more within the peak hour; • development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	**E25.1** New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E25.2** Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at upgraded road intersections wherever practicable. Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable. **E25.3** The active transport network is extended in accordance with Planning scheme policy - Integrated design.
PO26 New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.	**E26** New intersection spacing (centreline — centreline) along a through road conforms with the following: a. Where the through road provides an access or residential street function:

Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes. Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards.	i. intersecting road located on same side = 60 metres; or ii. intersecting road located on opposite side = 40 metres. b. Where the through road provides a local collector or district collector function: i. intersecting road located on same side = 100 metres; or ii. intersecting road located on opposite side = 60 metres. c. Where the through road provides a sub-arterial function: i. intersecting road located on same side = 250 metres; or ii. intersecting road located on opposite side = 100 metres. d. Where the through road provides an arterial function: i. intersecting road located on same side = 350 metres; or ii. intersecting road located on opposite side = 150 metres. e. Walkable block perimeter does not exceed 500 metres. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO.
PO27 All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedure. All new works are extended to join any existing works within 20m. Note - Frontage roads include streets where no direct lot access is provided. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport. Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning	**E27** Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:

Situation	Minimum construction
Frontage road unconstructed or gravel road only; OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; OR	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.

scheme policy - Operational works inspection, maintenance and bonding procedures.	Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	The minimum total travel lane width is: • 6m for minor roads; • 7m for major roads.
	Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads. Note - Construction includes all associated works (services, street lighting and linemarking). Note - Alignment within road reserves is to be agreed with Council. Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	
PO28 Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	**E28** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.	
PO29 Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.	**E29.1** Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Refer to QUDM for requirements regarding trafficability.	
	E29.2 Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.	
Laneway design and location		
PO30 Laneway location contributes to a high standard of amenity for adjoining lots and the primary streetscape. Note - Refer to Planning scheme policy - Neighbourhood design for determining locational criteria for Laneways.	**E30** Laneways are primarily used where: a. vehicle access is not permitted from the primary street frontage; or b. limiting vehicle access from the primary street frontage results in a positive streetscape outcome; or	

	c. where lots directly adjoin a local, district or regional Park.
PO31 Laneways service a limited number of allotments, creating a sense of place and enclosed feeling for the pedestrian environment whilst contributing to the high level of connectivity of the street network. Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways.	**E31.1** Laneways are limited to 130m in length. **E31.2** Laneways are not designed as dead ends or cul-de-sacs, and are to have vehicle connections to an access street at both ends. **E31.3** Where laneways exceed 100m in length, a 7m wide mid lane pedestrian connection is to be provided between the adjacent access streets and the laneway.
PO32 Laneway design ensures the safety of pedestrians, cyclists and motorists by way of site lines, and sufficient road reserve for vehicle movements and the provision of street lighting. Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways.	**E32.1** Laneways are designed with minor meanders only, and maintain direct lines of sight from one end of the laneway to the other. **E32.2** Laneways provide road dedication at strategic locations along the laneway to allow the construction of street lighting and any electrical pillars associated with the street lighting in accordance with current Australian Standards. Note - The dedication must allow for street lights on to be provided on Council's standard alignment.
PO33 Laneway lots adjoining a park have a dedicated pathway as road reserve along the park frontage of the lots to contain all services and a concrete path.	**E33** Dedicate a minimum 2.5m as road reserve along the park frontage of the lots to contain all services and a 2m wide concrete path. Note - Electrical, water and sewerage services are not to be located in the laneway. Electrical services that are necessary to provide street lighting in accordance with the relevant Australian Standard may be located in the laneway.
Park and open space	
PO34 A hierarchy of Park and open space is provided to meet the recreational needs of the community. Note - To determine the extent and location of Park and open space required refer to Planning scheme policy - Integrated design. Note - District level Parks or larger may be required in certain locations in accordance with Part 4: Local Government Infrastructure Plan.	No example provided.
PO35 Park is to be provided within walking distance of all new residential lots. Note - To determine maximum walking distances for Park types refer to Planning scheme policy - Integrated design.	No example provided.

PO36 Park is of a size and design standard to meet the needs of the expected users. Note - To determine the size and design standards for Parks refer to Planning scheme policy - Integrated design.	No example provided.
PO37 The safety and useability of Parks is ensured through the careful design of the street network and lot locations which provide high levels of surveillance and access into the Park or open space area.	**E37.1** Local and district Parks are bordered by streets and lots orientated to address and front onto Parks and not lots backing onto or not addressing the Park wherever possible.
	E37.2 Where lots do adjoin local and district Parks, and fencing is provided along the Park boundary, it is located within the lot and at a maximum height of 1m.
	E37.3 The design of fencing and retaining features allows for safe and direct pedestrian access between the Park and private allotment through the use of private gates and limited retaining features along Park boundaries.
Transitions to Rural and Rural residential zoned areas	
PO37A Development that has an interface to the Rural or Rural residential zones provides buffers and a transition in development intensity to preserve the very low density character and amenity of these existing communities, such as by locating the following at the interface: a. parks and open space; b. perimeter roads with tree planting in the road reserve; c. larger lot sizes with primary frontages greater than 15m.	No example provided.
Boundary realignment	
PO38 Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.	No example provided.
PO39 Boundary realignment does not result in: a. existing land uses on-site becoming non-complying with planning scheme criteria; b. lots being unserviced by infrastructure; c. lots not providing for own private servicing. Note - Examples may include but are not limited to: a. minimum lot size requirements; b. setbacks; c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises is approved as Multiple dwelling with a communal open space area,	No example provided.

the communal open space cannot be separately titled as it is required by the Multiple dwelling approval. ii. Where a commercial or industrial land use contains an ancillary office, the office cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house use.	
PO40 Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct. Note - Refer to overall outcomes for the General residential zone - Next generation neighbourhood precinct for uses consistent in this precinct.	**E40** Lot dimensions (excluding access handles) comply with: ~~a. for land within the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area', lot dimensions comply with Lot Types A or E in accordance with 'Table 9.4.1.3.2.3: Lot Types': or~~ ~~b. for all other areas,~~ lot dimensions (excluding any access handles) comply with: i. where in the Walking distance (Centre) or Walking distance (Train Station) overlay areas, no example provided; ii. where outside the Walking distance (Centre) and Walking distance (Train Station) overlay areas, Lot Types A, B, C, D, E or F in accordance with 'Table 9.4.1.3.2.3: Lot Types'.
Reconfiguring existing development by Community Title	
PO41 Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 1997* is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note -Examples of land uses becoming unlawful include, but are not limited to the following: a. Land on which a Dual occupancy has been established is reconfigured in a way that results in both dwellings no longer being on the one lot. The reconfiguring has the effect of transforming the development from a Dual occupancy to two separate Dwelling houses, at least one of which does not satisfy the requirements for accepted development applying to Dwelling houses.	No example provided.

b. Land on which a Multiple dwelling has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval. Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.	
Reconfiguring by Lease	
PO42 Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - An example of a land use becoming unlawful is a Multiple dwelling over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling. Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements. Editor's note — Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome: a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*.	No example provided.
Volumetric subdivision	
PO43 The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses	No example provided.

on-site becoming non-complying with planning scheme criteria. Note - Examples may include but are not limited to: a. where a Dwelling house includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house use.	
Access Easements	
PO44 Access easements contain a driveway constructed to an appropriate standard for the intended use.	No example provided.
PO45 Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	No example provided.
PO46 The easement covers all works associated with the access.	**E46** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.
PO47 Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.
Utilities	
PO48 All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).	No example provided.
Stormwater location and design	
PO49 Where development is for an urban purpose that involves a land 2500m^2 or greater in size and results in 6 or more lots, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	No example provided.
PO50 Development is designed and constructed to achieve Water Sensitive Urban Design best practice including: a. protection of existing natural features;	No example provided.

<table>
<tr><td>b. integrating public open space with stormwater corridors or infrastructure;
c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle;
d. protecting water quality environmental values of surface and ground waters;
e. minimising capital and maintenance costs of stormwater infrastructure.
Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design.

Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.</td><td></td></tr>
<tr><td>PO51
Stormwater drainage infrastructure (including inter-allotment drainage) within private land is protected by easements in favour of Council with sufficient area for practical access for maintenance.

Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</td><td>E51
Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:
<table>
<tr><th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr>
<tr><td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr>
<tr><td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr>
<tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr>
</table>
Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.

Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</td></tr>
<tr><td>PO52
Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</td><td>No example provided.</td></tr>
<tr><td>PO53
Natural streams and riparian vegetation are retained and enhanced through revegetation.</td><td>No example provided.</td></tr>
<tr><td>PO54
Areas constructed as detention basins:
a. are adaptable for passive recreation;
b. appear to be a natural land form;</td><td>E54
Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme</td></tr>
</table>

c. provide practical access for maintenance purposes; d. do not create safety or security issues by creating potential concealment areas; e. have adequate setbacks to adjoining properties; f. are located within land to be dedicated to Council as public land.	policy - Operational works inspection, maintenance and bonding procedures.
PO55 Development maintains the environmental values of waterway ecosystems.	No example provided.
PO56 A constructed water body proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest.	No example provided.
PO57 Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	**E57** The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.
Stormwater management system	
PO58 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event.	**E58** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event without allowing flows to encroach upon private lots.
PO59 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.	**E59** Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The overland flow paths have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
PO60 Development achieves the greater pollutant removal of: a. no increase in mean annual pollutant loads (TSS, TP, TN and gross pollutants) from the existing land uses; or b. the stormwater management design objectives for post-construction as outlined in Schedule 10 - Stormwater management design objectives. Note - Achievement of this performance outcome may require the development to be in accordance with a stormwater management plan.	No example provided.
PO61 Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.	**E61** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.

PO62 The stormwater management system is designed to: a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas.	No example provided.
PO63 Design and construction of the stormwater management system: a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	No example provided.
Native vegetation where not located in the Environmental areas overlay	
PO64 Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	No example provided.

Tree Planting	
PO64A Development incorporates new trees throughout the overall subdivision design and development layout in locations that shade, reduce urban heat and enhance amenity, such as in: a. mid-block pedestrian connections; b. laneways; c. road reserves; d. parks and open space areas. Note - Refer to Planning scheme policy - Neighbourhood design and Planning scheme policy - Integrated design for guidance on tree planting in development design and layout. Note - Street tree planting zones for each street tree are nominated on the plan of development. Street tree planting zones are located and sized to provide flexibility in their placement and certainty for their viable positioning clear of utilities/services, driveways and other possible infrastructure conflicts.	No example provided.
Noise	
PO65 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy — Integrated design for details and examples of noise attenuation structures.	**E65** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. Note - Refer to Planning Scheme Policy — Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map — Active transport for future active transport routes.
PO66 Lots that adjoin land in the Rural residential zone establish mitigation measures to reduce the potential amenity issues on Rural residential lots.	**E66** A 1.8m high solid screen fence is provided on any boundary that directly adjoins land within the Rural residential zone.
Values and constraints criteria Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)	

Note - The preparation of a bushfire management plan in accordance with Planning scheme policy — Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.

PO67 Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	**E67** Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
PO68 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E68** For water supply purposes, reconfiguring a lot ensures that: a. lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
PO69 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire.	**E69** Reconfiguring a lot ensures a new lot is provided with: a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
PO70 The road layout and design supports: a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	**E70** Reconfiguring a lot provides a road layout which: a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency

	Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.	
PO71 No new boundaries are to be located within 2m of a High Value Area;	No example provided.
PO72 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur;	**E72** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.

g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	
Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO73 Lots provide a development footprint outside of the buffer.	No example provided.
PO74 Access to a lot is not from an identified extractive industry transportation route, but to an alternative public road.	No example provided.
Extractive resources separation area (refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO75 Lots provide a development footprint outside of the separation area.	No example provided.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO76 Lots do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No example provided.
PO77 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No example provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	

Bulk water supply infrastructure	
PO78 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.	No example provided.
PO79 Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.	**E79** Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.
PO80 Development within a Bulk water supply infrastructure buffer: a. is located, designed and constructed to protect the integrity of the water supply pipeline; b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	**E80** New lots provide a development footprint outside the Bulk water supply infrastructure buffer.
PO81 Boundary realignments: a. do not result in the creation of additional building development opportunities within the buffer; b. results in the reduction of building development opportunities within the buffer.	No example provided.
High voltage electricity line buffer	
PO82 Lots provide a development footprint outside of the buffer.	No example provided.
PO83 Adequate buffers are provided between utilities and dwellings to protect residential amenity and health.	**E83** New lots provide a development footprint for utilities and dwellings outside of the buffer.
PO84 The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.	**E84** No new lots are created within the buffer area.
PO85 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	**E85** No new lots are created within the buffer area.
PO86 Boundary realignments: a. do not result in the creation of additional building development opportunities within the buffer; b. result in the reduction of building development opportunities within the buffer.	No example provided.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)	

Note - The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy - Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint on will assist in demonstrating compliance with the following performance criteria.	
PO87 Lots ensure that: a. future building location is located in part of a site not subject to landslide risk; b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; d. earthworks does not: i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding 50m^3, and iv. redirect or alter the existing flows of surface or groundwater.	**E87.1** Lots provides development footprint for all lots free from risk of landslide. **E87.2** Development footprints and driveways for lot does not exceed 15% slope.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO88 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO89 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - Reporting to be prepared in accordance with Planning scheme policy — Flood hazard, Coastal hazard and Overland flow.	**E89** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO90 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.

Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy — Flood hazard, Coastal hazard and Overland flow	
PO91 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E91** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO92 Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy — Flood hazard, Coastal hazard and Overland flow	**E92.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area — Level III; b. Rural area — N/A; c. Industrial area — Level V; d. Commercial area — Level V. **E92.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO93 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Additional criteria for development for a Park	
PO94 Development for a Park ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised;	**E94** Development for a Park ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated Design.

b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply) Note - - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps — Riparian and wetland setbacks.	
PO95 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	**E95** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps — Riparian and wetland setbacks.

Table 9.4.1.3.2.3: Lot Types

Lot Type	A	B	C	D	E	F
						
Primary Frontage *(metres)*	7.5	>7.5 - 10	>10 - 12.5	>12.5 - 18	>18 - 32	32+
Lot Depth *(metres)*	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35
Built to Boundary	*Mandatory built to boundary both sides.*	*Mandatory built to boundary one side.*	*Mandatory built to boundary one side.*			

~~**Figure 1 - Morayfield South**~~

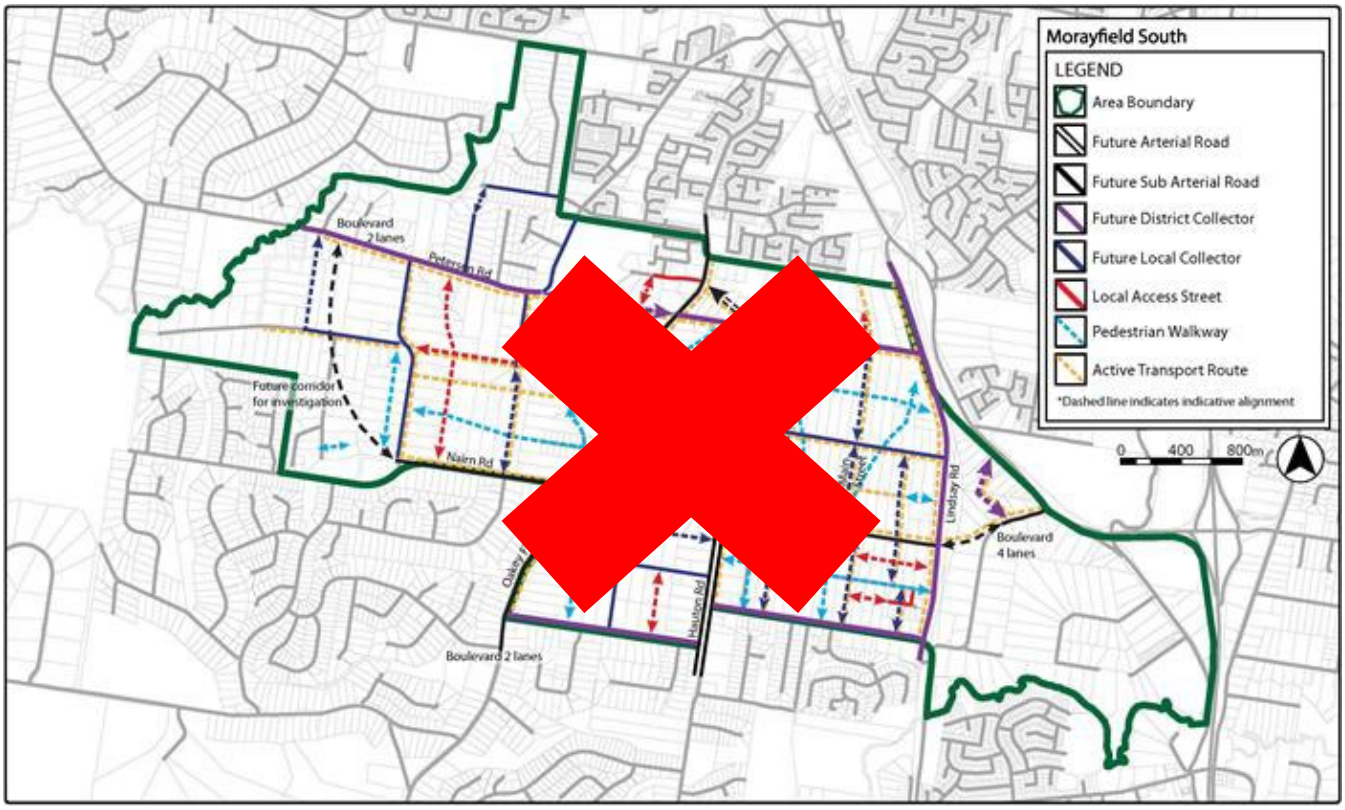
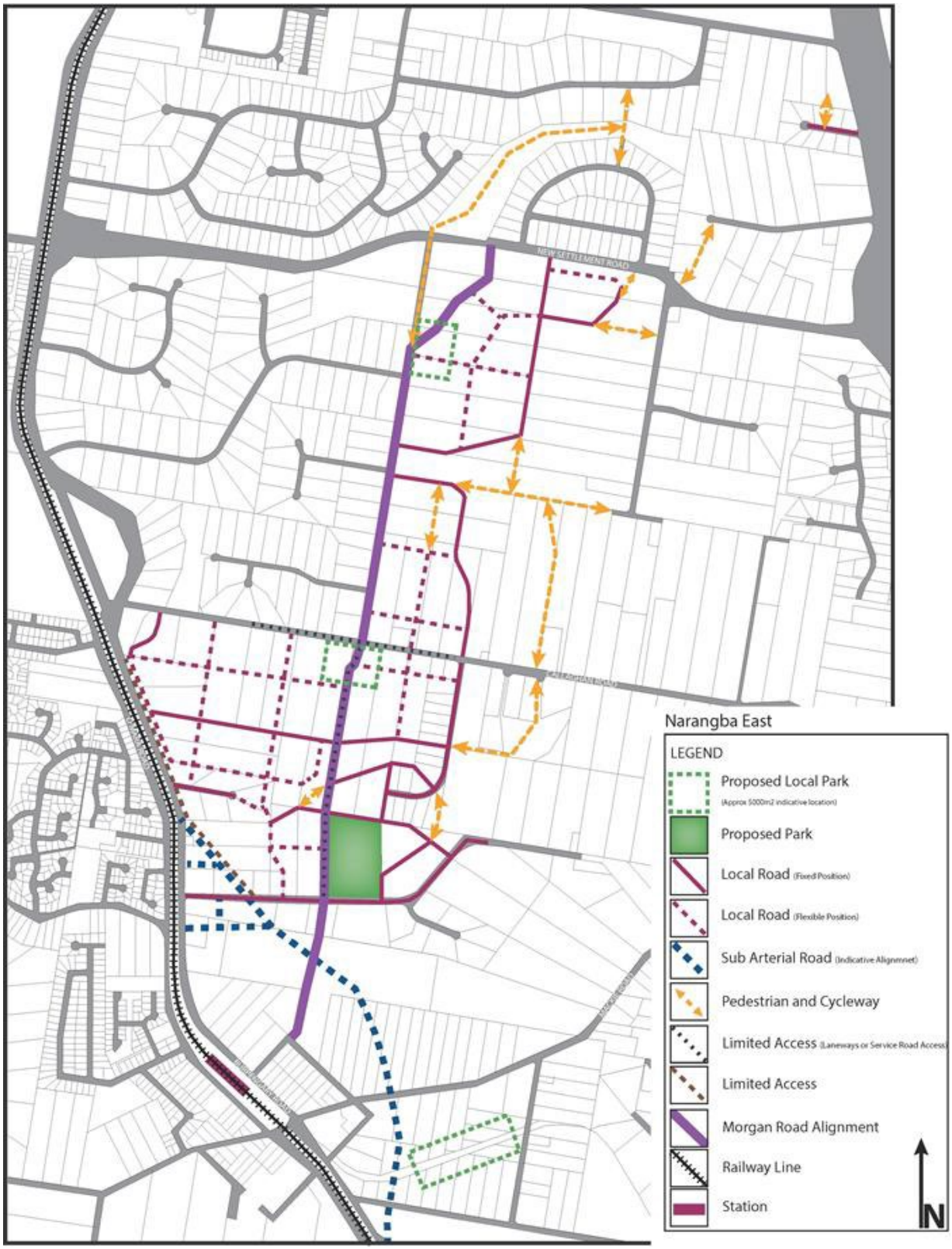

Morayfield South
LEGEND
Area Boundary
Future Arterial Road
Future Sub Arterial Road
Future District Collector
Future Local Collector
Local Access Street
Pedestrian Walkway
Active Transport Route
*Dashed line indicates indicative alignment
0
400
800m
Boulevard
2 lanes
Petrie Rd
Future corridor
for investigation
Nairn Rd
Lindsay Rd
Boulevard
4 lanes
Oakey
Hudson Rd
Boulevard 2 lanes

Figure 2 - Narangba East



9.4.1.3.3 Morayfield South

9.4.1.3.3.1 Purpose - Emerging community - Morayfield South precinct

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Emerging community zone- Morayfield South precinct, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Emerging community zone - Morayfield South precinct specific overall outcomes:
    a. Development outcomes are consistent with Figure 9.4.1.3.3.1 - Morayfield South Structure Plan so that development occurs in an integrated manner to create a liveable community where infrastructure, services and urban amenities are provided.

        Editor's note - An indication of the potential development infrastructure required is spatially identified on Figure 9.4.1.3.3.1 - Morayfield South Structure Plan to provide an indicative illustration of intended infrastructure network outcomes. To avoid any doubt, the infrastructure items shown on Figure 9.4.1.3.3.1 - Morayfield South Structure Plan are preliminary and conceptual only; detailed infrastructure planning will be required as part of any development application, and additional development infrastructure, services or corridors may be required to meet the Structure Plan intent or other assessment benchmarks applying.

    b. Development protects and does not compromise the function and effective delivery of future transport infrastructure required to service the Morayfield South Emerging Community Area and other growth areas to increase overall connectivity and accessibility throughout the City.

        Editor's Note - Future transport infrastructure includes, but may not be limited to, the proposed Blewers Road Future Overpass as identified on Figure 9.4.1.3.3.1 - Morayfield South Structure Plan.

    c. Reconfiguring a lot, where not creating developed lots, does not further fragment land or prevent future development for urban purposes.
    d. Reconfiguring a lot, where creating a developed lot or on a developed lot, achieves the following:
        i. where on land in the Next generation neighbourhood sub-precinct:
            A. a net residential density of between 10-25 lots per hectare;
            B. a diversity of lot sizes to accommodate the intended mix of housing types within and outside the Walking distance (Centre) overlay area
        ii. where on land in the Urban neighbourhood sub-precinct:
            A. a variety of lot sizes and does not compromise the sub-precinct's ability to achieve a minimum site density of 45 dwellings per hectare;
            B. lots of a size and dimension to accommodate medium-high density development;
        iii. where on land in the Recreation and open space sub-precinct identified on the Morayfield South sub-precincts map:
            A. lots of a sufficient size and dimensions to cater for the desired standard of service for Park and open space provision;
        iv. a diversity of different lots are distributed throughout neighbourhoods avoiding large concentrations of lots with similar dimensions, to provide:
            A. a mix of lots that can support a diversity of dwelling types, sizes and forms;
            B. varied and interesting streetscapes with a noticeable variation of frontage widths when observed from the street;
            C. opportunities for visual and open space breaks between buildings on narrow lots at regular intervals along the street;

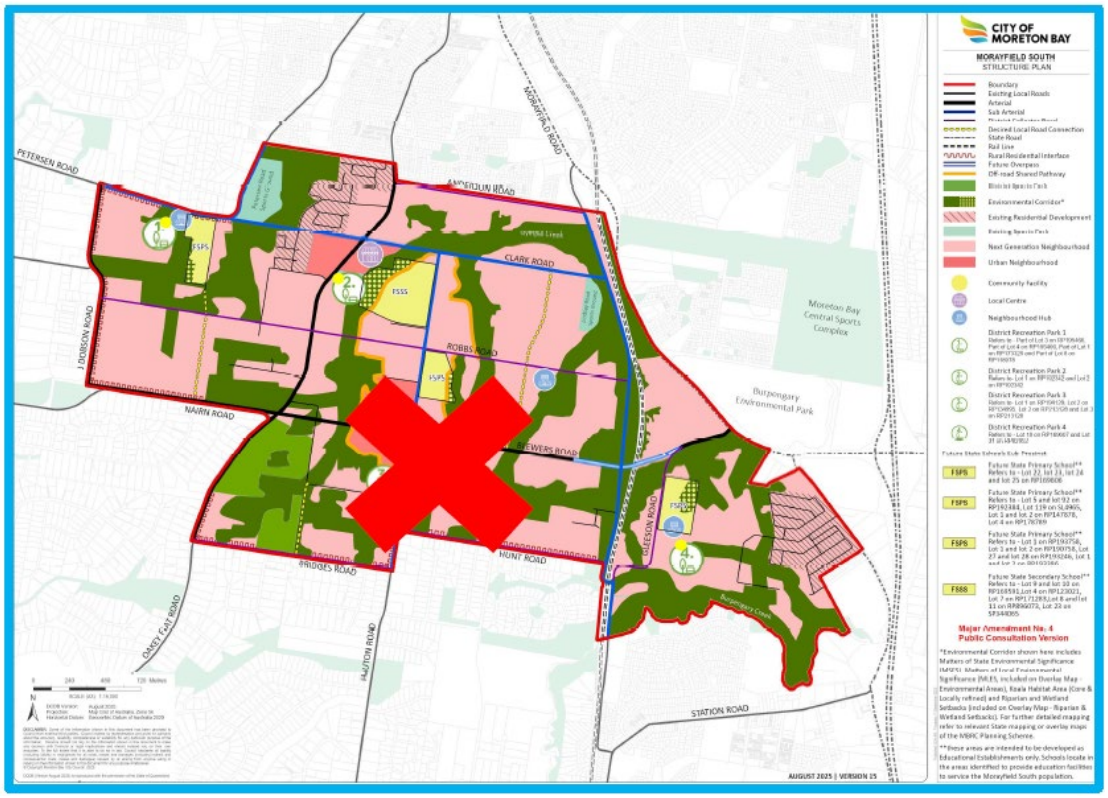
                Note - Narrow lots are those with a primary frontage width of 12.5 metres or less, or types A, B or C in 'Table 9.4.1.6.3.3 - Lot Types'.

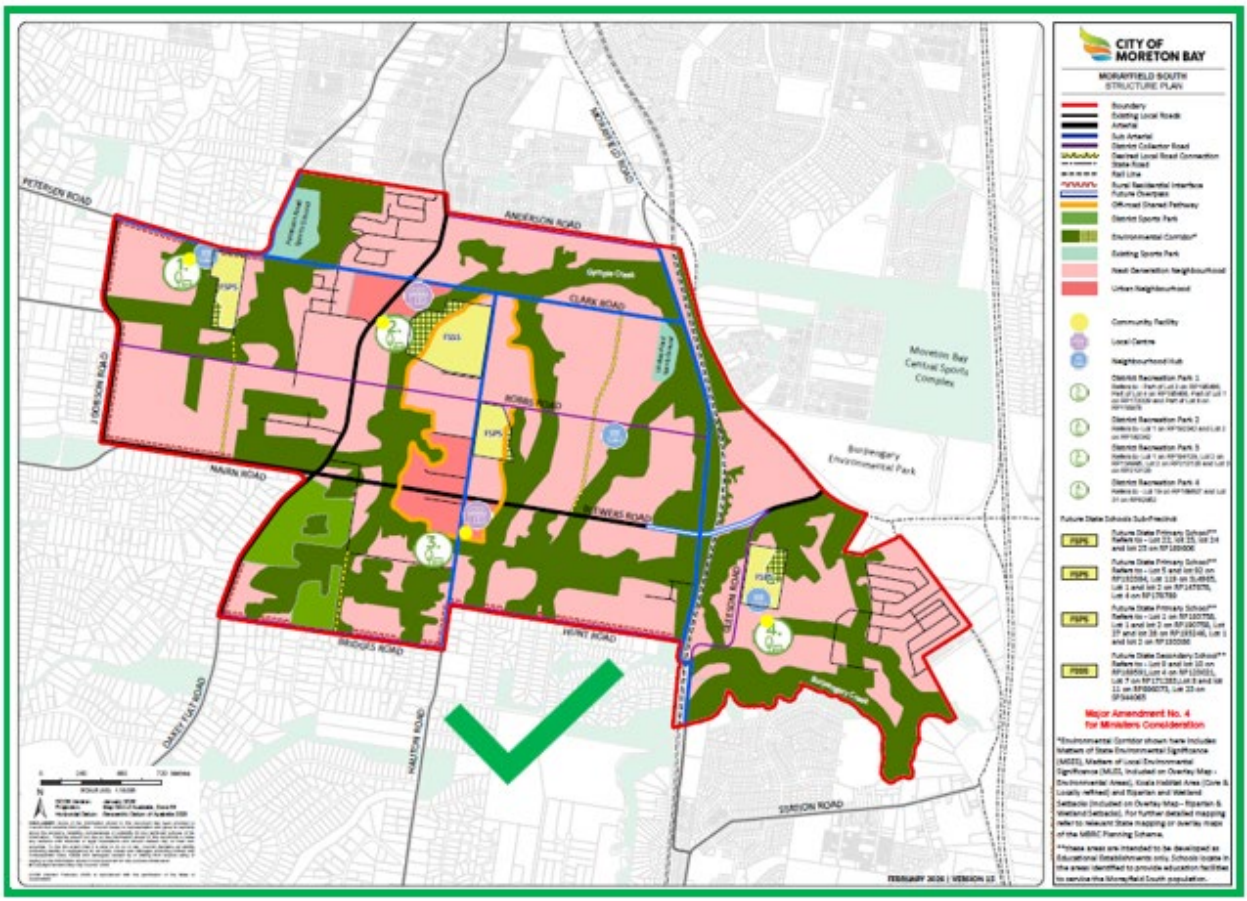
            D. space for street tree planting and minimising conflicts between vehicle access and on-street parking.
        v. neighbourhoods that are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity.

vi. development that has an interface to the Rural residential zone provides buffers and a transition in development intensity at the interface to preserve the very low density character and amenity of these existing communities
vii. provision of new tree planting that creates shade and comfort for walking and cycling, reduces urban heat and enhances amenity;

e. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:
   i. responds to the risk presented by overland flow and minimises risk to personal safety;
   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
   iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
   iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
f. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:
   i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities; vii.
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. ensuring effective and efficient disaster management response and recovery capabilities.
g. Reconfiguring a lot achieves the purpose and overall outcomes of the Morayfield South precinct outcomes as identified in Part 6.

Figure 9.4.1.3.3.1 - Morayfield South Structure Plan





9.4.1.3.3.2 Requirement for assessment

Part E - Criteria for assessable development - Emerging community - Morayfield South precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part E, Table 9.4.1.3.3.1 as well as the purpose statement and overall outcomes of this code. Where development is categorised as assessable development - impact assessable, the assessment benchmarks become the whole of the planning scheme.

Table 9.4.1.3.3.1 Assessable development - Emerging community - Morayfield South precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Where on a developable lot	
Lot size and design	
PO1 Reconfiguring a lot does not result in additional lots.	No example provided.
Boundary realignment	
PO2 Boundary realignments do not result in the: a. fragmentation or alienation of the land or result in the loss of land for future urban purposes; b. delay the use of the land for urban purposes; c. existing land uses on-site becoming non-compliant due to: i. lot size; ii. parking requirements; iii. servicing; iv. dependant elements of an existing or approved land use being separately titled. Note - Examples may include but are not limited to: a. Where a Dwelling house includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house use.	No example provided.
Where creating a developed lot or on a developed lot	
Morayfield South Structure Plan	
PO3 Development in the Morayfield South precinct is consistent with the land use and infrastructure elements identified on Figure 9.4.1.3.3.1 - Morayfield South Structure Plan including: a. a series of Next generation neighbourhood sub-precincts that have a mix of residential uses, tenure and densities on a variety of lot sizes; b. Urban neighbourhood sub-precincts where in proximity to local centres; c. a Recreation and open space sub-precinct containing a district sports park; d. a permeable and accessible road network with a defined hierarchy; e. a safe and convenient active transport network that connects key destinations internal and external to Morayfield South;	No example provided.

f. local centres that service local catchments only, and neighbourhoods that provide local convenience services and facilities; g. environmental corridors that contribute to local habitat connectivity, priority species sustainability and biodiversity resilience. Limited passive recreation opportunities that do not adversely affect the ecological function of the environmental corridors may be accommodated; h. an even distribution of district and local recreation parks that support the recreational needs of the catchment; i. rural residential interface treatments to reduce potential character and amenity impacts on the adjacent rural residential areas; j. accessible community facilities that are co-located with district recreation parks and local centres; k. schools located in the Future state schools sub-precinct ~~areas~~ identified to provide education facilities to service the Morayfield South population~~, and achieve the outcomes detailed in the Department of Education - New School Site Selection Guidelines dated September 2022 (as amended from time to time).~~ Note - Detailed assessment criteria for the elements identified in Figure 9.4.1.3.3.1 - Morayfield South Structure Plan are listed under the relevant sections in this code. Editor's note - Where a development site is within ~~or near a mapped 'Indicative State Primary or State Secondary School Site',~~ "Future state school site' on Figure 9.4.1.3.3.1 - Morayfield structure plan, evidence of engagement with the Department of Education will be required to demonstrate compliance with the above assessment benchmark, including written confirmation that the Department of Education is agreeing to the school site or otherwise.	
Density	
PO4 Reconfiguring of a lot: a. in the Next generation neighbourhood sub-precinct, achieves a minimum net residential density of 10 lots per hectare, whilst not exceeding 25 lots per hectare, creating a diverse low-medium density neighbourhood character; or b. in the Urban neighbourhood sub-precinct, does not compromise future developments ability to achieve a minimum residential site density of 45 dwellings per hectare to ensure efficient use of the land and infrastructure which facilities feasible public transport patronage and creates a diverse medium density neighbourhood character.	No example provided.
Lot design, mix and location	

PO5 Lots have an area, shape and dimension sufficient to ensure they can accommodate: a. the built form intended within and outside the Walking distance (Centre) overlay area in the Next generation neighbourhood sub-precinct and within the Urban neighbourhood sub-precinct under the Emerging community zone - Morayfield South precinct overall outcomes in Part 6; b. all domestic outbuildings and possible on site servicing requirements (e.g. on-site waste disposal); c. areas for car parking, vehicular access and manoeuvring; d. areas for useable and practical private open space. Note - Driveway locations for each narrow lot and on-street car parking locations are nominated on a plan of development.	**E5.1** For land in the Next generation neighbourhood sub-precinct, lot dimensions (excluding any access handles) comply with: a. where in the Walking distance (Centre) overlay area, no example provided; b. where outside the Walking distance (Centre) overlay area, Lot Types A, B, C, D, E or F in accordance with Table 9.4.1.6.3.3 - Lot Types. Note - For the purpose of rear lots, frontage is the average width of the lot (excluding any access handle or easement).
	E5.2 For land in the Urban neighbourhood sub-precinct, lot dimensions comply with Lot Types A, B, or F in accordance with Table 9.4.1.6.3.3 - Lot Types. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.
	E5.3 Lots with a primary frontage of 12.5 metres or less and an average width of 12.5 metres or less incorporate provision for built to boundary walls in accordance with the requirements of Section 9.3.1 - Dwelling house code. Note - Built to boundary walls for lots subject to E are shown on a plan of development.
PO6 Reconfiguring a lot creating more than five lots provides a diversity of lot sizes and dimensions that will: a. accommodate a diversity of dwelling types, sizes and forms; b. create varied and interesting streetscapes by providing a noticeable variation of frontage widths when observed from the street and avoiding large concentrations of lots with similar dimensions; c. the built form intended within and outside the Walking distance (Centre) overlay area in the Next generation neighbourhood sub-precinct and within the Urban neighbourhood sub-precinct under the Emerging community zone - Morayfield South precinct overall outcomes in Part 6; Note - Refer to the lot diversity figures below providing an example demonstrating compliance with the performance outcome.	**E6** For land in the Urban neighbourhood sub-precinct, lot dimensions comply with Lot Types A or E in accordance with Table 9.4.1.6.3.3 - Lot Types. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.
Figure - Lot diversity within Walking distance (Centre) overlay area	

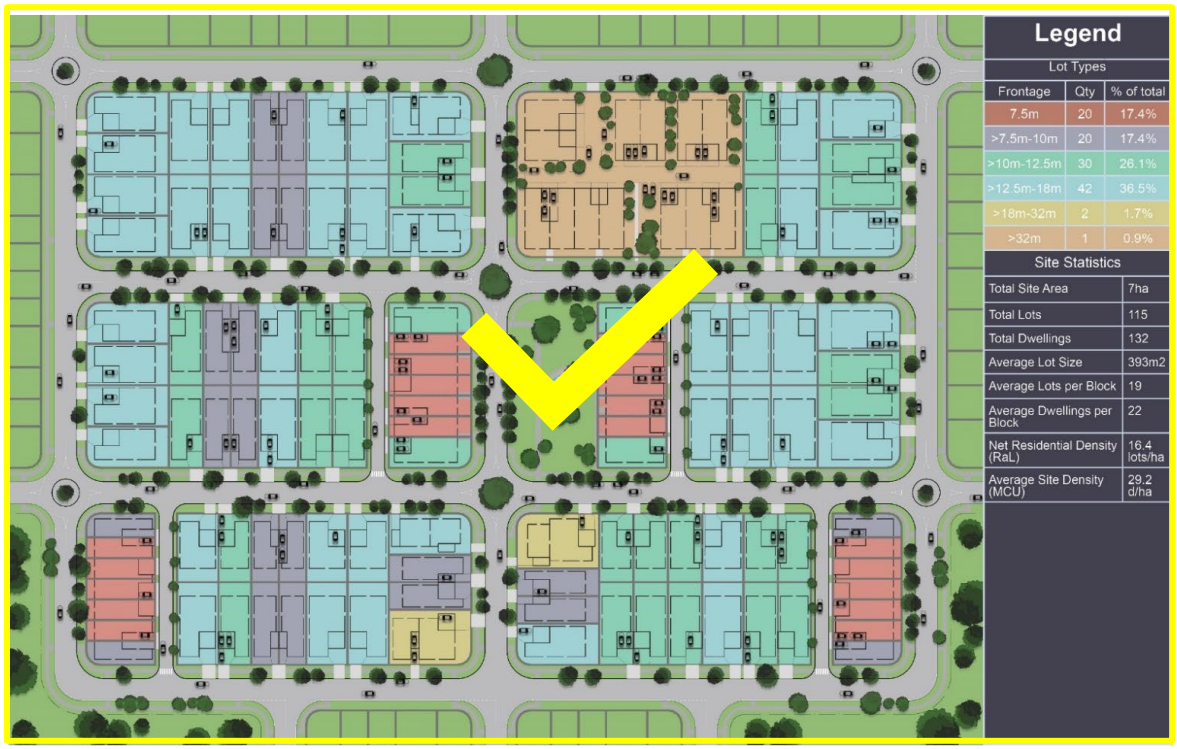
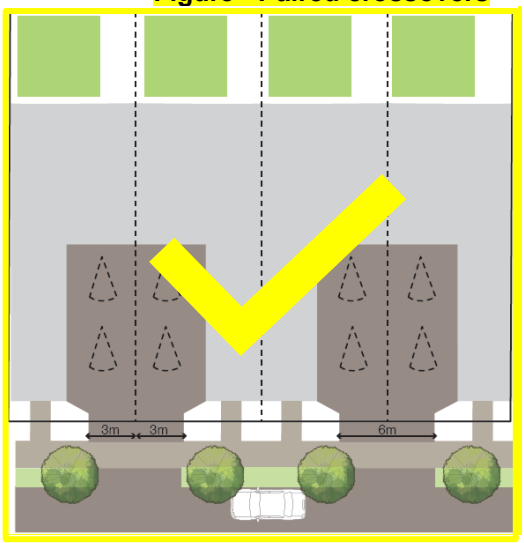


Figure - Lot diversity outside Walking distance (Centre) overlay area



PO7 Narrow lots are not concentrated within a single location, to: a. ensure diversity within the streetscape; b. create visual relief; c. provide opportunities for landscaped open space to be provided between dwellings at frequent intervals along the street; d. minimise conflicts between vehicle access and on-street parking. Note - Built to boundary walls and driveway locations for lots with frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of section 9.3.1 - Dwelling house code. Narrow lots are those with a primary frontage width of 12.5 metres or less, or types A, B or C in 'Table 9.4.1.6.3.3 - Lot Types'. Note - Driveway locations for each narrow lot and on-street car parking locations are nominated on a plan of development.	**E7.1** Lots with a primary frontage width of 7.5 metres or less are only created where they are provided with laneway access
	E7.2 Groupings of narrow lots are limited to: a. where not accessed via a laneway, no more than four adjoining lots with a primary frontage width of 12.5 metres or less along the same street frontage; or b. where accessed via a laneway, no more than eight adjoining lots with a primary frontage width of 12.5 metres or less along the same street frontage. Note - Nothing in the example prevents more than one group of adjoining lots with primary frontages of 12.5 metres or less sharing the same street frontage.
PO8 Where in the Next generation neighbourhood sub-precinct and outside the Walking distance (Centre) overlay area, lots that facilitate medium to high density residential uses (freehold or community titles) are located in proximity to recreational opportunities, commercial and community facilities and public transport nodes.	**E8.1** Where in the Next generation neighbourhood sub-precinct and outside the Walking distance (Centre) overlay area, groupings of four or more adjoining lots with primary frontages widths of 9.5 metres or less are located: a. adjoining a park or directly opposite a park fronting the same street; or b. within 200 metres of a public transport stop or station; or c. within 200 metres of a local centre or neighbourhood hub (refer to Figure 9.4.1.3.3.1 - Morayfield South Structure Plan and Overlay map - Community activities and neighbourhood hubs).
	E8.2 Where in the Next generation neighbourhood sub-precinct and outside the Walking distance (Centre) overlay area, lots with a site area of 800m2 or greater are located: a. adjoining a park or directly opposite a park fronting the same street; or b. within 200 metres of a public transport stop or station; or c. within 200 metres of a local centre or neighbourhood hub (refer to Figure 9.4.1.3.3.1 - Morayfield South Structure Plan and Overlay map - Community activities and neighbourhood hubs). Note - E8.2 does not include balance lots pending further subdivision in future stages.

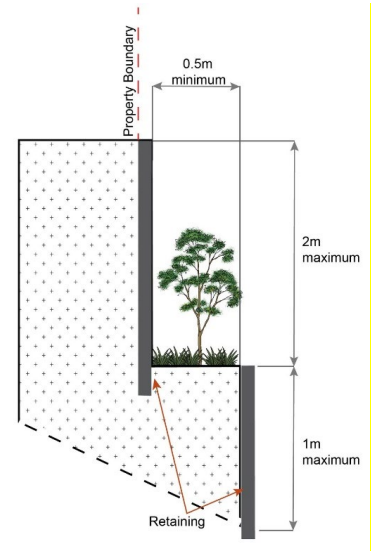
PO9 Provision is made for integrated construction and orderly streetscapes where narrow lots suitable for terrace and row housing are co-located. Note - Narrow lots are those with a primary frontage width of 12.5 metres or less, or types A, B or C in 'Table 9.4.1.6.3.3 - Lot Types'.	**E9** Any lot with a primary frontage width of 12.5 metres or less and an average width of 12.5 metres or less (excluding any access handle or easement) sharing a boundary with a lot where built to boundary walls are nominated to both side boundaries provides for a built to boundary wall on the shared boundary. Note - Built to boundary walls for lots with primary frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of Section 9.3.1 - Dwelling house code.
PO10 Crossovers for narrow lots are located to facilitate on-street parking and street trees between driveways. Note - Narrow lots are those with a primary frontage width of 12.5 metres or less, or types A, B or C in 'Table 9.4.1.6.3.3 - Lot Types'. Note - Driveway locations for each narrow lot, on-street car parking locations and street tree planting zones for each street tree are nominated on a plan of development.	**E10** Crossovers for lots with primary frontages of 10 metres or less are paired up with crossovers of any adjoining lots that have a primary frontage of 10 metres or less in accordance with 'Figure - Paired crossovers' below. **Figure - Paired crossovers**  Note - Driveway locations for lots with primary frontages of 12.5 metres or less are to be shown on a plan of development. Refer to Planning scheme policy - Residential design for additional guidance.
PO11 Lot layout and design enhances the amenity of neighbourhoods by providing opportunities for larger visual breaks and landscaped open space between lots, buildings and structures at frequent intervals along the street.	**E12.1** The maximum combined frontage of adjoining lots with primary frontages of 15 metres or less does not exceed 100 metres, measured along the street. Editor's note - Dwellings on lots with a primary frontage of 15 metres or less have reduced side boundary setback requirements in the Queensland Development Code. Lots with a primary frontage of 12.5 metres or less also support built to boundary wall outcomes under the planning scheme.
	E12.2 Street blocks do not exceed 200 metres in any dimension or provide the following every 150 metres of street block length or part thereof:

	a. a minimum 10 metre wide mid-block pedestrian connection between two street frontages if forming part of a connection spanning at least three separate street blocks; or b. a laneway between two street frontages if providing access to lots where built to boundary walls to both side boundaries are nominated on a plan of development. Note – PO18, PO19 and PO35 contain additional connectivity outcomes that apply to mid-block pedestrian connections. Note - Mid-block pedestrian connections are provided as public road reserve and embellished as public open space. Section 6 of Planning scheme policy - Integrated design (Appendix B) provides design guidance for linear linkages that is relevant for mid-block pedestrian connections (see 'Figure - Mid-block pedestrian connection' below providing an example of the expected outcome).

Figure - Mid-block pedestrian connection



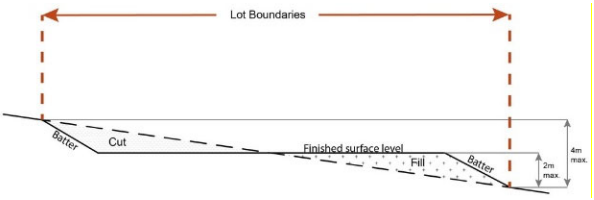
PO12 Lot layout and design in the Recreation and open space sub-precinct is of a size and design standard to meet the needs of the expected users. Note - To determine the size and design standards for Parks refer to Planning scheme policy - Integrated design.	No example provided.
Rear lots	
PO13 Rear lots do not establish in the Urban neighbourhood sub-precinct.	No example provided.
PO14 Rear lots in the Next generation neighbourhood sub-precinct: a. contribute to the mix of lot sizes;	No example provided.

b. are limited to 1 behind any full frontage (i.e. a lot with a street frontage that is not an access handle) c. provide sufficient area for vehicles to manoeuvre on-site allowing entry and exist to the rear lot in forward gear.	
PO15 Access handles for rear lots are: a. minimum of 5m wide to allow for safe vehicle access and service corridors from the rear lot to the street; b. are located on 1 side of the full frontage lot; c. limited to no more than 2 directly adjoining each other.	No example provided.
Sloping land	
PO16 Lot layout and design avoids the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape, each lot created and of adjoining lots ensuring, but not limited to, the following: a. the likely location of private open space associated with a Dwelling house on each lot will not be dominated by, or encroached into by built form outcomes such as walls or fences; b. walls and/or fences are kept to a human scale and do not represent barriers to local environmental outcomes and conditions such as good solar access and access to prevailing breezes; and c. the potential for overlooking from public land into private lots is avoided wherever possible; and d. lot design is integrated with the opportunities available for Dwelling house design to reduce impacts. Note - Refer to Planning scheme policy - Residential design for guidelines on building design on sloped land.	**E16.1** Lot layout and design ensures that a lot has a maximum average slope of 1:15 along its long axis and 1:10 along its short axis. **E16.2** Retaining walls and benching and associated cutting, filling and other earthworks associated with reconfiguring a lot are limited to: a. a maximum vertical dimension of 1.5m from ground level for any single retaining structure; or b. where incorporating a retaining structure greater than 1.5m in height, the retaining wall is stepped, terraced and landscaped as follows: i. maximum 1m vertical, minimum 0.5m horizontal, maximum 2m vertical (refer figure below); ii. Maximum overall structure height of 3m; or 

c. where incorporating benching along the short axis (from side to side boundary) of a lot:

i. The difference between levels at each boundary is no greater than 4m per lot;

ii. each bench has a maximum height of 2m (refer Figure below); or



d. where incorporating benching along the long axis (from front to rear boundary):

i. each bench has a maximum height of 2m;
lots orientate up/down the slope (refer Figure below).

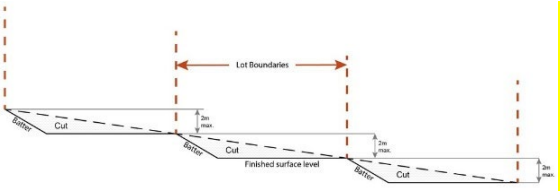
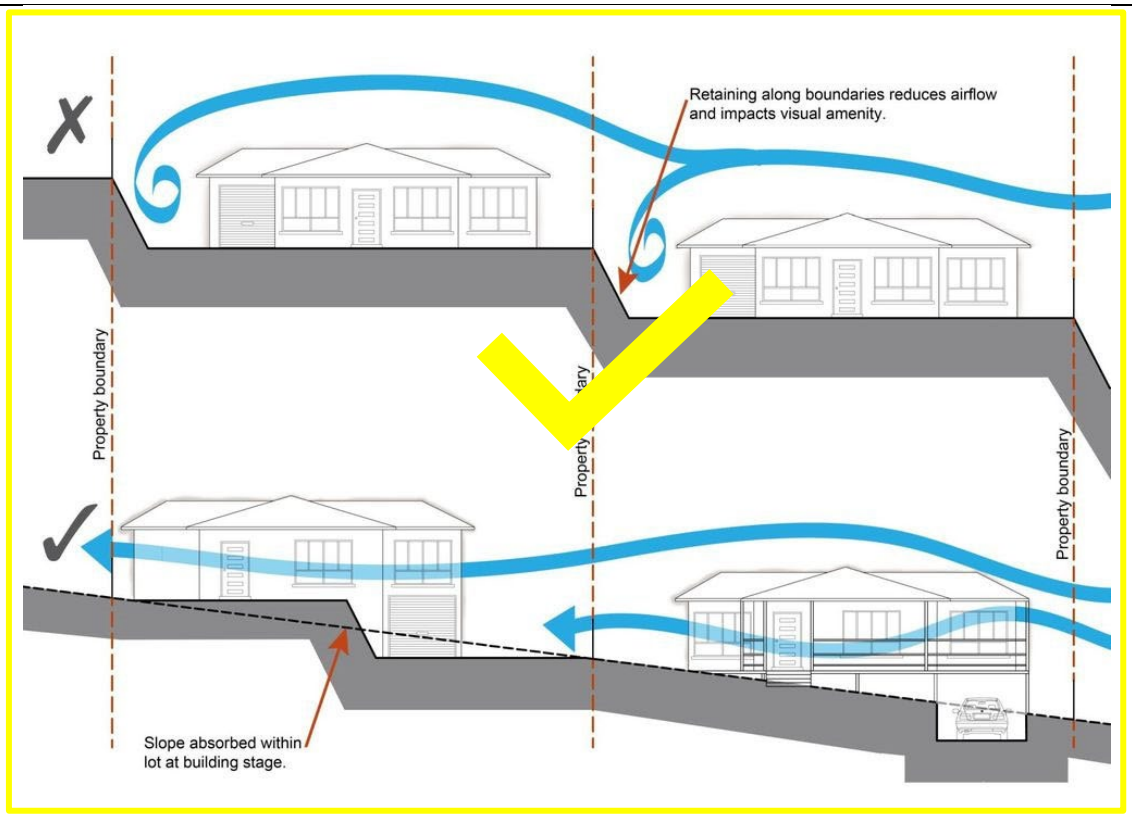
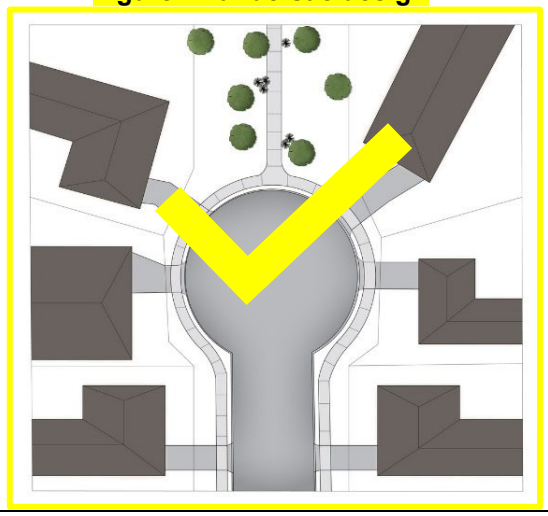


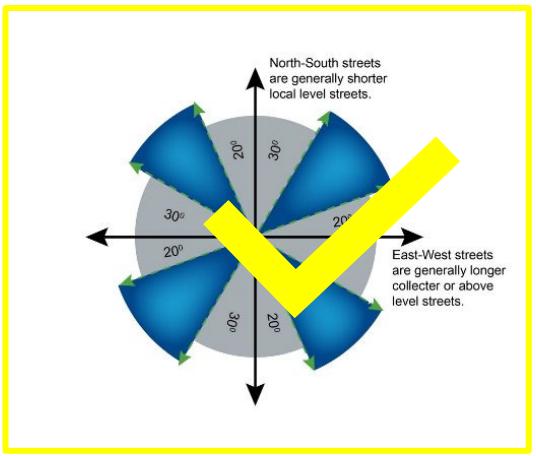
Figure - Sloped lot design

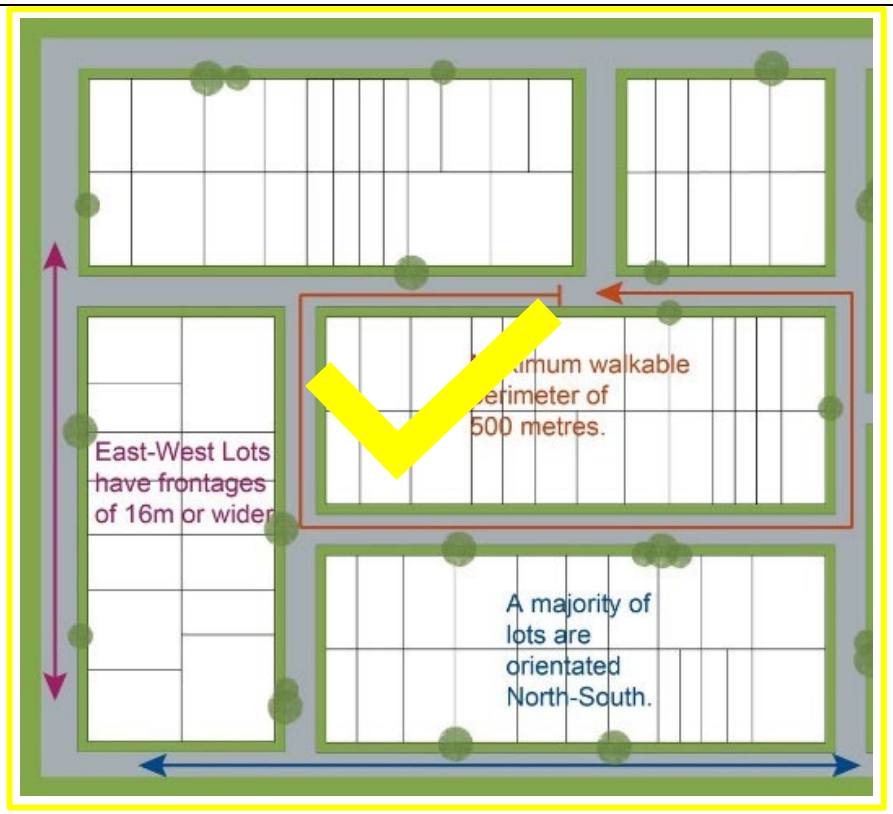


Street design and layout	
PO17 Development maintains, contributes to or provides for a street layout that facilitates regular and consistent shaped lots through the use of rectilinear grid patterns, or modified grid patterns where constrained by topographical and other physical barriers. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	No example provided.
PO18 Development maintains, contributes to or provides for a street layout that is designed to connect to surrounding neighbourhoods, providing an interconnected street, pedestrian and cyclist network that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.	No example provided.
PO19 Development maintains, contributes to or provides for a street layout that provides an efficient and	No example provided.

legible movement network with high levels of connectivity within and external to the site by: a. facilitating increased active transport with a focus on safety and amenity for pedestrians and cyclists; b. providing street blocks with a maximum walkable perimeter of 500m (refer Figure - Street block design); c. providing a variety of street block sizes to facilitate a range of intensity and scale in built form; d. reducing street block sizes as they approach an activity focus (e.g. centre, neighbourhood hub, community activity, public open space); e. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	
PO20 Street layouts create convenient and highly permeable movement networks between lower and higher order roads, whilst not adversely affecting the safety and function of the higher order road.	No example provided.
PO21 Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions: a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement (where relevant). Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	No example provided.
PO22	**E22**

Street trees are provided to create shade and comfort for walking and cycling, reduce urban heat and enhance amenity.	Street trees are provided in accordance with Planning scheme policy - Integrated design. Note - Planning scheme policy - Integrated design (Appendix A) identifies the street tree planting rate for different street and road typologies. Note - Street tree planting zones for each street tree are nominated on the plan of development. Street tree planting zones are located and sized to provide flexibility in their placement and certainty for their viable positioning clear of utilities/services, driveways and other possible infrastructure conflicts.
PO23 Cul-de-sac or dead end streets are not proposed unless: a. topography or other physical barriers exist to the continuance of the street network or vehicle connection to an existing road is not permitted; b. there are no appropriate alternative solutions; c. the cul-de-sac or dead end street will facilitate future connections to adjoining land or development. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	No example provided.
PO24 Where cul-de-sacs are proposed: a. head must be visible from the entry point; b. are to be no longer than 50 metres in length; c. emergency access can be achieved under circumstances where entry via the carriage way may be compromised.	No example provided.
PO25 Where cul-de-sacs are proposed due to connection to existing roads not being permitted, they are to be designed to allow a 10m wide pedestrian connection as public land through to the existing road with no lots proposed at the head of the cul-de-sac generally as shown in the figure below. **Figure - Cul-de-sac design** 	No example provided.

Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve this outcome.	
PO26 Streets are designed and oriented to minimise the impact of cut and fill on the amenity of the streetscape and adjoining development.	**E26** Street alignment follows ridges or gullies or runs perpendicular to slope.
PO27 Streets are oriented to encourage active transport through a climate responsive and comfortable walking environment whilst also facilitating lots that support subtropical design practices, including: a. controlled solar access & shade provision; b. cross-ventilation. Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve subtropical design solution.	**E27.1** Where not unduly constrained by topography or other physical barrier, streets are primarily oriented within 20 or 30degrees of North-South or East-West in accordance with Figure - Preferred street orientation below. **Figure - Preferred Street orientation** 
	E27.2 The long axis of a street block is oriented east-west to facilitate a north-south orientation for a majority of lots as per Figure - Street block design.
	E27.3 Where the long axis lot boundaries are oriented east west, they are to have a frontage of 16m or wider so as to allow for alternative dwelling design to achieve solar access and cross-ventilation as per Figure - Street block design.
Figure - Street block design	



PO28 The street network creates convenient access to arterial and sub-arterial roads for heavy vehicles and commercial traffic without introducing through traffic to residential streets.	No example provided.
PO29 The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development. Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs: • development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; residential development greater than 50 lots or dwellings; • offices greater than 4,000m2 Gross Floor Area (GFA); retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m2 GFA; • warehouses and Industry greater than 6,000m2 GFA • on-site carpark greater than 100 spaces; • development has a trip generation rate of 100 vehicles or more within the peak hour; • development which dissects or significantly impacts on an environmental area or an environmental corridor.	**E29.1** Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at upgraded road intersections wherever practicable. Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages where practicable. **E29.2** The active transport network is extended in accordance with Planning scheme policy - Integrated design.

The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy and Figure 9.4.1.3.3.1 - Morayfield South Structure Plan. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport. Off-road shared pathways are mapped on Figure 9.4.1.3.3.1 - Morayfield South Structure Plan.	
PO30 New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users. Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards	**E30** New intersection spacing (centreline - centreline) along a through road confirms with the following: a. where the through road provides an access or residential street function: i. intersecting road located on same side = 60 metres; or ii. intersecting road located on opposite side = 40 metres. b. Where the through road provides a local collector or district collector function: i. intersecting road located on same side = 100 metres; or ii. intersecting road located on opposite side = 60 metres. c. Where the through road provides a sub-arterial function: i. intersecting road located on same side = 250 metres; or ii. intersecting road located on opposite side = 100 metres d. Where the through road provides an arterial function: i. intersecting road located on same side = 350 metres; or ii. intersecting road located on opposite side = 150 metres. e. Walkable block perimeter does not exceed: i. 500 metres in the Next generation neighbourhood sub-precinct; ii. 400 metres in the Urban neighbourhood sub-precinct. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy and Figure 9.4.1.3.3.1 - Morayfield South Structure Plan.

	Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this example.
PO31 All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedure. All new works are extended to join any existing works within 20m. Note - Frontage roads include streets where no direct lot access is provided. Note - The road network is mapped on Overlay map - Road hierarchy and Figure 9.4.1.3.3.1 - Morayfield South Structure Plan. Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport. Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures	**E31** Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:
PO32 Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	**E32** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy and Figure 9.4.1.3.3.1 - Morayfield South Structure Plan.
PO33 Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.	**E33** Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy and Figure 9.4.1.3.3.1 - Morayfield South Structure Plan. Note - Refer to QUDM for requirements regarding trafficability
Laneway design and location	
PO34 Laneway location contributes to a high standard of amenity for adjoining lots and the primary streetscape. Note - Refer to Planning scheme policy - Neighbourhood design for determining locational criteria for laneways.	**E34** Laneways are primarily used where: a. vehicle access is not permitted from the primary street frontage; or b. limiting vehicle access from the primary street frontage results in a positive streetscape outcome; or c. where lots directly adjoin a local, district or regional Park.
PO35 Laneways service a limited number of allotments, creating a sense of place and enclosed feeling for	**E35.1** Laneways are limited to 130m in length. **E35.2**

the pedestrian environment whilst contributing to the high level of connectivity of the street network. Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways.	Laneways are not designed as dead ends or cul-de-sacs, and are to have vehicle connections to an access street at both ends.
	E35.3 Where laneways exceed 100m in length, a 7m wide mid lane pedestrian connection is to be provided between the adjacent access streets and the laneway
PO34 Laneway design ensures the safety of pedestrians, cyclists and motorists by way of site lines, and sufficient road reserve for vehicle movements and the provision of street lighting. Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways.	**E34.1** Laneways are designed with minor meanders only, and maintain direct lines of sight from one end of the laneway to the other.
	E34.2 Laneways provide road dedication at strategic locations along the laneway to allow the construction of street lighting and any electrical pillars associated with the street lighting in accordance with current Australian Standards. Note - The dedication must allow for street lights to be provided on Council's standard alignment
PO35 Laneway lots adjoining a park have a dedicated pathway as road reserve along the park frontage of the lots to contain all services and a concrete path.	**E35** Dedicate a minimum 2.5m as road reserve along the park frontage of the lots to contain all services and a 2.0m wide concrete path. Note - Electrical, water and sewerage services are not to be located in the laneway. Electrical services that are necessary to provide street lighting in accordance with the relevant Australian Standard may be located in the laneway.
Park and open space	
PO36 A hierarchy of Park and open space is provided to meet the recreational needs of the community. Note - To determine the extent and location of Park and open space required refer to Planning scheme policy - Integrated design. Note - The location of District recreation parks are identified on Figure 9.4.1.3.3.1 - Morayfield South Structure Plan.	No example provided.
PO37 Park is to be provided within walking distance of all new residential lots. Note - To determine maximum walking distances for Park types refer to Planning scheme policy - Integrated design.	No example provided.
PO38 Park is of a size and design standard to meet the needs of the expected users. Note - To determine the size and design standards for Parks refer to Planning scheme policy - Integrated design.	No example provided.
PO39 The safety and useability of Parks is ensured through the careful design of the street network and lot locations which provide high levels of surveillance and access into the Park or open space area.	**E39.1** Local and district Parks are bordered by streets and lots orientated to address and front onto Parks and not lots backing onto or not addressing the Park wherever possible.
	E39.2

	Where lots do adjoin local and district Parks, and fencing is provided along the Park boundary, it is located within the lot and at a maximum height of 1m. **E39.3** The design of fencing and retaining features allows for safe and direct pedestrian access between the Park and private allotment through the use of private gates and limited retaining features along Park boundaries.
Transitions to Rural residential zoned areas	
PO40 Development that has an interface to the Rural residential zone provides a sensitive transition in development intensity through lot design, width and landscaping to preserve the very low density character and amenity of these existing communities.	**E40** Where adjoining the Rural Residential Interface on Figure 9.4.1.3.3.1 - Morayfield South Structure Plan, development is designed to provide: a. residential lot frontages 15m or greater in width; and b. a minimum 4 metre landscaped buffer area either incorporated within or adjoining the required road reserve.
Boundary realignment	
PO41 Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.	No example provided
PO42 Boundary realignment does not result in: a. existing land uses on-site becoming non-complying with planning scheme criteria; b. lots being unserviced by infrastructure; c. lots not providing for own private servicing. Note - Examples may include but are not limited to: a. minimum lot size requirements; b. setbacks; c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises is approved as Multiple dwelling with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling approval. ii. Where a commercial or industrial land use contains an ancillary office, the office cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house use.	No example provided.
PO43 Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct. Note - Refer to overall outcomes for the Emerging community zone - Morayfield South precinct for uses consistent in this precinct.	**E43** Lot dimensions (excluding access handles) comply with: a. where in the Next generation neighbourhood sub-precinct, Types A, B, C, D, E or F in accordance with Table 9.4.1.6.3.3 Lot Types; or

	b. where in the Urban neighbourhood sub-precinct, Lot Types A or E in accordance with Table 9.4.1.6.3.3 Lot Types.
Reconfiguring existing development by Community Title	
PO44 Reconfiguring a lot which creates or amends a community title scheme as described in the Body Corporate and Community Management Act 1997 is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - Examples of land uses becoming unlawful include, but are not limited to the following: a. Land on which a Dual occupancy has been established is reconfigured in a way that results in both dwellings no longer being on the one lot. The reconfiguring has the effect of transforming the development from a Dual occupancy to two separate Dwelling houses, at least one of which does not satisfy the requirements for accepted development applying to Dwelling houses. b. Land on which a Multiple dwelling has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval. Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.	No example provided.
Reconfiguring by Lease	
PO45 Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - An example of a land use becoming unlawful is a Multiple dwelling over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other	

communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling. Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements. Editor's note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome: a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the Body Corporate and Community Management Act 1997.	
Volumetric subdivision	
PO46 The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming non-complying with planning scheme criteria. Note - Examples may include but are not limited to: a. Where a Dwelling house includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house use.	No example provided.
Access easements	
PO47 Access easements contain a driveway constructed to an appropriate standard for the intended use.	No example provided.
PO48 Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	No example provided.
PO49 The easement covers all works associated with the access.	**E49** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.
PO50 Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.
Utilities	
PO51 All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).	No example provided.
Stormwater location and design	
PO52 Where development is for an urban purpose that involves a land 2500m^2 or greater in size and	No example provided.

<table>
<tr><td>results in 6 or more lots, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.

Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</td><td></td></tr>
<tr><td>PO53
Development is designed and constructed to achieve Water Sensitive Urban Design best practice including:

a. protection of existing natural features;
b. integrating public open space with stormwater corridors or infrastructure;
c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle;
d. protecting water quality environmental values of surface and ground waters;
e. minimising capital and maintenance costs of water infrastructure.

Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design.

Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.</td><td>No example provided.</td></tr>
<tr><td>PO54
Stormwater drainage infrastructure (including inter-allotment drainage) within private land is protected by easements in favour of Council with sufficient area for practical access for maintenance.

Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</td><td>E54
Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:
<table><tr><th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr><tr><td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr><tr><td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr></table></td></tr>
</table>

	<table><tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr></table> Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.
PO55 Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO56 Natural streams and riparian vegetation are retained and enhanced through revegetation.	No example provided.
PO57 Areas constructed as detention basins: a. are adaptable for passive recreation; b. appear to be a natural land form; c. provide practical access for maintenance purposes; d. do not create safety or security issues by creating potential concealment areas; e. have adequate setbacks to adjoining properties; are located within land to be dedicated to Council as public land.	**E57** Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO58 Development maintains the environmental values of waterway ecosystems.	No example provided.
PO59 A constructed water body proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest.	No example provided.
PO60 Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	**E60** The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.
Stormwater management system	
PO61 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event.	**E61** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event without allowing flows to encroach upon private lots.
PO62 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.	**E63** Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The overland flow paths have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.

PO63 Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.	**E63** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO64 The stormwater management system is designed to: a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas.	No example provided.
PO65 Design and construction of the stormwater management system: a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	No example provided.
PO66 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event.	**E66** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event without allowing flows to encroach upon private lots.
Native vegetation where not located in the Environmental areas overlay	
PO67 Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every	

hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; e. ensuring that soil erosion and land degradation does not occur; f. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	
Tree planting	
PO68 Development incorporates new trees throughout the overall subdivision design and development layout in locations that shade, reduce urban heat and enhance amenity, such as in: a. mid-block pedestrian connections; b. laneways; c. road reserves; d. parks and open space areas. Note - Refer to Planning scheme policy - Neighbourhood design and Planning scheme policy - Integrated design for guidance on tree planting in development design and layout. Note - Street tree planting zones for each street tree are nominated on the plan of development. Street tree planting zones are located and sized to provide flexibility in their placement and certainty for their viable positioning clear of utilities/services, driveways and other possible infrastructure conflicts.	
Noise	
PO69 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**E69** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.

	Note - Refer to Overlay map – Active transport for future active transport routes.
PO70 Lots that adjoin land in the Rural residential zone establish mitigation measures to reduce the potential amenity issues on Rural residential lots.	**E70** A 1.8m high solid screen fence is provided on any boundary that directly adjoins land within the Rural residential zone.
Values and constraints criteria Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) Note - The preparation of a bushfire management plan in accordance with Planning scheme policy - Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO71 Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	**PO71** Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
PO72 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E72** For water supply purposes, reconfiguring a lot ensures that: a. lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site firefighting water storage containing not less than 10000 litres and located within a development footprint.
PO73 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations;	**E73** Reconfiguring a lot ensures a new lot is provided with: a. direct road access and egress to public roads;

b. accessibility and manoeuvring for fire-fighting during bushfire.	b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
PO74 The road layout and design supports: a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	**E74** Reconfiguring a lot provides a road layout which: a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details. Editor's Note - Environmental areas are included in the Environmental Corridor on Figure 9.4.1.3.3.1 - Morayfield South Structure Plan.	
PO75	No example provided.

No new boundaries are located within 2m of High Value Areas.	
PO76 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	**E76** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note - The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy - Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint on will assist in demonstrating compliance with the following performance criteria.	
PO77 Lots ensure that: a. future building location is located in part of a site not subject to landslide risk; b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; and d. earthworks does not: i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding 50m^3, and	**E77.1** Lots provides development footprint for all lots free from risk of landslide. **E77.2** Development footprints and driveways for a lot does not exceed 15% slope.

iv. redirect or alter the existing flows of surface or groundwater.	
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO78 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO79 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	**E79** Development ensures that any buildings are not located in an Overland flow path area. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO80 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	No example provided.
PO81 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot.	**E81** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot.
PO82	**E82.1**

Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E82.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO83 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Additional criteria for development for a Park	
PO84 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**E84** Development for a Park ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated Design.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply) Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks. Editor's Note - Riparian and wetland setbacks are included in the Environmental Corridor on Figure 9.4.1.3.3.1 - Morayfield South Structure Plan.	
PO85 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects;	**PO85** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots.

e. ensure an appropriate extent of public access to waterways and wetlands.	Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

Table 9.4.1.6.3.3 - Lot Types

Lot Type	A	B	C	D	E	F
Primary Frontage *(metres)*	7.5	>7.5 - 10	> .5	>12.5 - 18	>18 - 32	32+
Lot Depth *(metres)*	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35
Built to Boundary	*Mandatory built to boundary both sides.*	*Mandatory built to boundary one side.*	*Mandatory built to boundary one side.*			

9.4.2 Works code

9.4.2.1 Application - Works code

This code applies to undertaking development, if:

1. the development has been categorised as either accepted development subject to requirements or assessable development - code assessment, and this code is identified as applicable to that development in the assessment benchmarks for assessable development and requirements for accepted development column of a table of assessment (Part 5);
2. the development has been categorised as assessable development - impact assessment (Part 5).

Note - This code does not apply to building work that is regulated under the Building Code of Australia.

When using this code, reference should be made to section 5.3.1 'Process for determining the category of development and category of assessment for assessable development' and, where applicable, section 5.3.2 'Determining the category of development and category of assessment'.

For accepted development subject to requirements or assessable development under this Code:

1. Part A of the code applies only to accepted development subject to requirements
2. Part B of the code applies only to assessable development.

9.4.2.2 Purpose - Works code

1. The purpose of the Works code will be achieved through the following overall outcomes:
    a. Safe, convenient, functionally efficient and attractive communities and environments are created that are consistent with the character and amenity of the relevant zone.
    b. A high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services is provided to new development to meet the current and future needs of users of the site.
    c. Infrastructure and services are provided in an efficient manner.
    d. The development manages stormwater to:
        i. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
        ii. prevent stormwater contamination and the release of pollutants;
        iii. maintain or improve the structure and condition of drainage lines and riparian areas;
        iv. avoid off-site adverse impacts from stormwater.
    e. The development does not result in unacceptable impacts on the capacity and safety of the external road network.
    f. The development ensures the safety, efficiency and usability of traffic movement, access ways and parking areas.
    g. Site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
    h. All structures including bridges, pontoons and retaining walls are designed and constructed in accordance with current standards and meet their intended design life.
    i. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
        i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
        ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;

iii. when located within a Water supply buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2017.
iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
    A. the provision of replacement, restoration, rehabilitation planting and landscaping;
    B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
    C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
v. protecting native species and protecting and enhancing species habitat;
vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
x. ensuring effective and efficient disaster management response and recovery capabilities;
xi. where located in an overland flow path:
    A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
    B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
    C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
    D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

9.4.2.3 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 9.4.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 9.4.2.1, the category of development changes to assessable development under the rules outlined in section 5.3.3.1., and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD1	PO63
RAD2	PO63
RAD3	PO65
RAD4	PO65
RAD5	PO65
RAD6	PO27, PO28
RAD7	PO72

Part A - Requirements for accepted development - Works

Table 9.4.2.1 Requirements for accepted development - Works

Requirements for accepted development	
Works within a non-tidal artificial waterway	
RAD1	Pontoons, jetty's and berthed vessels are setback a minimum of 1.5 metres from the water allocation side boundaries.
RAD2	Boardwalks and decks are setback a minimum of 3 metres from the prolongation of side lot boundaries and extend no more than 3 metres seaward of the property boundary.
RAD3	Pontoons, jetty's, boardwalks and decks are not roofed.
RAD4	The underside of the jetty/gangway is a maximum of 300mm above the height of the revetment wall.
RAD5	All lighting, other than an aid to navigation, is hooded and directed downwards.
Access	
RAD6	An access driveway: a. serves no more that 2 lots; b. has a stormwater catchment less than 0.5 hectares for cross drainage purposes; c. has a longitudinal grade of less than 12%; d. has a depth of cut or fill less than 0.5m; e. has safe sight distance available at the road without the need for earthworks in the road; f. does not require any service alterations or extensions. Note - Refer to Australian Standard AS 2890 for further information on safe site distances.
RAD7	Rear allotment access driveways and crossovers, from the back of kerb for the full length of the access handle, are designed and constructed to the following minimum requirements: a. design loading of $2.3x10^3$ ESA for each lot entitled to use the driveway; b. a minimum sealed width of 3.0 metres; c. a constructed driveway crossover from the constructed road to the site is designed and constructed in accordance with Planning scheme policy - Integrated design; d. for urban residential driveways, within the site, reinforced concrete slabs or interlocking concrete pavers; e. for non-urban residential driveways, within the site, reinforced concrete slabs or a 2 coat sealed gravel or 25mm asphalt sealed gravel pavement. Pavement with minimum gravel class of 2.1 and minimum thickness of 150mm; f. appropriate longitudinal drainage, cross drainage and scour/erosion protection works provided in accordance with Planning scheme policy - Integrated design (Appendix C); g. the general maximum longitudinal grade is to be 16%; h. conduits for underground electricity supply and telecommunications are installed, including draw wires within and for the entire length of the access handle. Note - All works associated with the driveway access including cut and fill batters, drainage works and utility services are to be contained within the access handle or access easement. Note - Refer to relevant standard drawing RS-049, RS-050 or RS-056 included in Planning scheme policy - Integrated design (Appendix H) for constructed driveway crossover design.

Part B - Criteria for assessable development - Works

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part B, Table 9.4.2.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessable, the assessment benchmarks become the whole of the planning scheme.

Table 9.4.2.2 Assessable development - Works

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Site works and construction management	
PO1 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regards to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as practicable, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone. Note - Refer to Planning scheme policy - Integrated design for details and examples.	**E1.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devises designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind; c. stormwater discharge rates do not exceed pre-existing conditions; d. the design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; e. ponding or concentration of stormwater does not occur on adjoining properties.
	E1.2 Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E1.3 The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.
	E1.4 Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS4970 Protection of trees on developments sites are adopted and implemented.

PO2 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E2** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO3 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**E3.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.
	E3.2 Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - The chipped vegetation must be stored in an approved location.
PO4 All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.	**E4** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. Note - These areas are to be maintained during any maintenance period to maximise grass coverage.
PO5 Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas. Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).	No example provided.
PO6 All development works including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less and:	**E6.1** Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
	E6.2 All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractor vehicles are generally not to be parked in existing roads.
	E6.3

a. the aggregate volume of imported or exported material is greater than 1000m^3; or b. the aggregate volume of imported or exported material is greater than 200m^3 per day; or c. the proposed haulage route involves a vulnerable land use or Shopping centre. Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.	Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
	E6.4 Construction traffic to and from the development site use the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes. Note - The road hierarchy is mapped on Overlay map - Road hierarchy. Note - A dilapidation report may be required to demonstrate compliance with this example.
	E6.5 Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works. Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.
	E6.6 Access to the development site is obtained via an existing lawful access point.
PO7 All development works are carried out at times which minimise noise impacts to residents.	**E7** All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays. Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.
PO8 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services, is carried out prior to the approval of the plan of subdivision.	No example provided.
Earthworks	

PO9 On-site earthworks are designed to consider: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep slopes and batters; h. the visual impact of the excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).	**E9.1** All cut or fill batters are provided with appropriate scour, erosion protection and runoff control measures including catch drains at the top of batters and lined batter drains as necessary.
	E9.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.
	E9.3 Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.
	E9.4 All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.
	E9.5 All filling or excavation is contained on-site and is free draining.
	E9.6 All fill placed on-site is: a. limited to that area necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).
	E9.7 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO10 Fill is not placed on existing or proposed park unless specifically approved in writing by Council's engineer.	No example provided.
PO11 The location and extent of filling or excavation is limited to the extent necessary for the intended use of the site.	**E11** Filling or excavation does not encroach onto areas which do not form part of the development.
PO12 Filling or excavation does not result in: a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the flood way; and d. any clearing of native vegetation. Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning	No example provided.

Scheme Policy - Integrated Design for guidance on infrastructure design and modelling requirements.	
PO13 Filling or excavation is undertaken in a manner that: a. does not adversely impact on Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site; b. does not preclude reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act.	**E13.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act. **E13.2** Filling or excavation that would result in any of the following are not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.
PO14 Filling or excavation does not result in land instability. Note - Steep slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No example provided.
PO15 Council is provided with accurate representations and quality assurance documentation of the completed works.	**E15** On maintenance documentation is provided in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
Street design and layout	
PO16 Development provides for a transport network which is designed to achieve a high level of legibility, permeability and connectivity particularly for pedestrians, cyclists and public transport both within the development and to the surrounding area.	**E16** Development provides for a street network in accordance with the desired street patterns in Planning scheme policy - Neighbourhood design.
PO17 Street design prioritises the movement and needs of pedestrians, cyclists, and public transport uses while providing a setting for social interaction and community life.	**E17** On street facilities for non-vehicular traffic such as cycle lanes and off-street facilities such as concrete footpaths and street furniture are designed and constructed in accordance with relevant standards located in Planning scheme policy - Integrated design.

PO18 The street design considers existing and future streetscapes in the surrounding area.	**E18** All adjoining streets: a. provide consistent footpath width, verge width, and road pavement widths where the street classifications are the same; b. provide landscape themes complimentary to each other that create a seamless transition between development sites.
PO19 Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street and road design and construction accommodates the following primary functions: a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on-street carparking; d. social and activity space; e. stormwater drainage paths and treatment facilities; f. efficient public transport; g. utility services; h. emergency access and waste collection; i. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; j. expected traffic speeds and volumes; and k. wildlife movement (where relevant). Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	**E19.1** Streets and roads are designed and constructed in the appropriate zone and precinct in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and Austroads. **E19.2** Road pavement and surfaces are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. **E19.3** Laneways and associated works are designed and constructed in accordance with Planning scheme policy — Integrated design and the following: a. central stormwater drainage system and inverted road cross-section to contain the minor storm ARI (piped) and major storm ARI (overland); b. reinforced concrete road pavement with colour and finish resembling a residential driveway in appearance. Concrete to be designed in accordance with rigid road pavement design principles or flexible pavement design with AC surfacing and concrete invert; c. industrial standard crossover at each end of the laneway, to cater for the turning movements of garbage collection trucks; d. services are not located in the laneway unless necessary to provide street lighting in accordance with the relevant Australian Standard; e. where a laneway provides access to residential lots it must: i. dedicate a minimum 2.5m wide pathway as road reserve along the park frontage of the lots to contain all services and a 2.0m wide concrete path; ii. not locate electrical, water or sewerage services in the laneway. **E19.4** Stormwater treatment is designed to capture pollutants ‘at source’ in lieu of end of line where possible. **E19.5**

	On-street car parking is provided at a rate of no less than the rates identified in Planning scheme policy - Integrated design.
	E19.6 Street verge profiles and widths are provided in accordance with Planning scheme policy - Integrated design.
	E19.7 Typical service conduit sections are provided in locations in accordance with the relevant standard drawings in Planning scheme policy - Integrated design.
	E19.8 Areas of grass verge are to be graded away from the allotment at 1 in 20. Note - Council may approve a rising grade of 1 in 8 within 1 m of the property boundary.
	E19.9 Typical driveway grades extending from the street to within the allotments are provided in accordance with the relevant standard drawings in Planning scheme policy - Integrated design.
	E19.10 Sealed temporary turnaround areas are designed and constructed at the end of all roads that are to be extended with future development (including staged developments). The turnaround is to be of a configuration that enables Council's standard waste collection vehicle to undertake a three point turn or better. Note - Additional road reserve width may be required in order to provide the turnaround within road reserve, or easements may be required to provide lawful access. Note - Refer to Planning scheme policy - Waste for information on Council's waste collection vehicles.
	E19.11 Landscaping (including street trees) is provided in accordance with Planning scheme policy - Integrated design.
	E19.12 Construction procedures are to be in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO20 The roads and drainage pathways have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.	**E20.1** Except in the Rural zone, kerb and channel is provided to adequately convey road surface runoff to catchpits and other drainage features.
	E20.2

	Kerb and channel and subsoil drains are to be provided in accordance with Planning scheme policy - Integrated design. Note - Council will consider Water Sensitive Urban Design alternatives based on their merit.
PO21 All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m. Note - Frontage roads include streets where no direct lot access is provided. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport. Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	**E21** Where existing frontage roads do not form part of the modified grid pattern, and were created prior to the adoption of the current planning scheme, frontage roads are to be designed and constructed to integrate into the existing street network.
PO22 Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	**E22** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.
PO23 Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.	**E23.1** Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Refer to QUDM for requirements regarding trafficability.
	E23.2 Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the Defined Flood Event, to upstream or downstream properties.
PO24 New works (new internal roads, pathways and frontage works) are extended to join any existing works that are	**E24** All works are designed and constructed in accordance with Planning scheme policy - Integrated design and

within 20 metres of the end of the new work within and fronting the development.	Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO25 New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.	**E25.1** Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
	E25.2 Coloured asphaltic concrete (AC) or full depth coloured concrete threshold treatments are provided to differentiate Local Area Traffic Precincts as defined in Department of Transport and Main Roads' Manual of Uniform Traffic Control Device (MUTCD).
PO26 Existing on-street car parking is retained, wherever practicable, at new or upgraded road intersections and frontage roads.	**E26.1** Intersection design identifies the existing location of on-street carparking. New or augmented intersections are to ensure there is no loss of on-street car parking due to the intersection configuration.
	E26.2 Frontage road design and construction retains existing on-street parking wherever practicable.
PO27 All turns vehicular access to existing lots is retained, wherever practicable, at new or upgraded road intersections. Note - Allotment access locations must comply with AS/NZS 2890.1 Parking facilities Part 1: Off-street car parking.	No example provided.
PO28 New vehicular access locations are provided which are safe and convenient for the future users.	**E28** Proposed access points to allotments from existing or proposed roads are to be indicated on the drawings. Access locations shall be in accordance with Australian Standard AS/NZS 2890.1 Part 1: Off-street car parking.
PO29 The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development. Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs: • Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection;	**E29.1** New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.
	E29.2 Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Detailed design is in accordance with Planning scheme policy - Integrated design and Planning

• Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m^2 Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • Warehouses and Industry greater than 6,000m^2 GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	scheme policy - Operational works inspection, maintenance and bonding procedures. Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable. Note - All turns vehicular access to existing lots is to be retained at upgraded road intersections wherever practicable. **E29.3** The active transport network is extended in accordance with Planning scheme policy - Integrated design.
PO30 The pedestrian and bikeway network is designed to provide for safe, attractive and convenient movement of pedestrians and cyclists between each residential precinct and major attractions such as neighbourhood hubs, community activities, parks, sporting facilities, bus routes (existing and planned) and railway stations.	**E30.1** All pathways are provided in accordance with the relevant standard drawings in Planning scheme policy - Integrated design. **E30.2** Pathway and cycle lane widths are in accordance with Planning scheme policy - Integrated design.
PO31 The road design facilitates walking and cycling within the neighbourhood and to neighbourhood hubs and local centres.	**E31.1** All pathways are provided in accordance with the relevant standard drawings and connect with: a. any existing concrete footpaths/cycle paths within 20m of the pathway; b. any proposed concrete footpaths/cycle paths in the development within 20m of the pathway; c. the kerb and channel by way of a kerb ramp; d. where there is no kerb and channel, the carriageway. **E31.2** Kerb ramps are provided in accordance with Planning scheme policy - Integrated design.
PO32 All Council controlled roads contain measures to ensure safety from errant vehicles, where there is a medium to high risk of significant damage or injury.	**E32** Safety barriers are provided in the following situations: a. fill formations on straights and curves where the height of the shoulder exceeds 4.5m and the slope of the fill batter is steeper than 1(V) in 4(H); b. where the consequences of a vehicle leaving the road would be severe (e.g. adjacent to a railway,

	river, creek, retaining wall, large structure or large tree); c. where the effective formation width is reduced (e.g. at a bridge or culvert); d. on roads in a rural area on the outside of substandard curves where: i. the curve design speed is 20kph less than the design speed of the road immediately preceding the curve; or ii. height of fill exceeds 2m; or iii. slope of the fill batter is steeper than 1(V) in 4 (H); e. split level roads where the height of fill exceeds 2m; f. medians of divided roads where the slope across the median exceeds 1(V) in 4(H). Note - An RPEQ must design, position and certify that safety barriers are provided in accordance with Austroad Standards.
PO33 Council is provided with accurate representations and quality assurance documentation of the completed works.	**E33** On maintenance documentation is provided in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
Stormwater management - Quantity	
PO34 All stormwater management drainage systems are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The stormwater design: a. utilises methods and materials to minimise the whole of life cycle costs of the stormwater management system; b. are coordinated with civil and landscaping works.	No example provided.
PO35 Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.	**E35.1** Fully piped stormwater drainage is provided through existing park, or land to be dedicated as park, with capacity for the minor stormwater event except where the drainage channel through the park is greater than 50m. The standard of drainage through parks is the same as the standard of drainage through lots.
	E35.2 The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.
	E35.3 Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.
	E35.4

	Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM. Note - Development within the General residential zone and Township zone - Township residential precinct provide inter-allotment — QUDM level III drainage, including bunds, to all lots that have a gradient less than 1 in 100 (for the whole of the allotment) to the road. Provide the inter-allotment drainage system (including easements) in accordance with Planning scheme policy - Integrated design.
PO36 Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.	**E36.1** Development in the Rural zone provides roads, drainage pathways, drainage features and waterways to safely convey the stormwater flows for the 1% AEP event. Note - Pathways are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
	E36.2 Development in the Centre zone, Community facilities zone, Emerging community zone - Transition precinct, General residential zone, Industry zone, Rural residential zone and Township zone provides roads, drainage pathways, drainage features and waterways to safely convey the stormwater flows of the 1% AEP event and to ensure flows from a road or public open space area do not encroach upon private lots.
	E36.3 The minimum width of drainage pathways is 8m. Pathways are also designed and constructed to allow safe and convenient access for pedestrians and cyclists. Note - Pathways are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
	E36.4 Major drainage systems have a minimum design of 1% AEP (ultimate development catchment characteristics upstream).
	E36.5 The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel. Note - Refer to QUDM for recommended average flow velocities.
	E36.6 Development surface levels are provided in accordance with Planning scheme policy - Integrated design.
PO37 Bridges and culverts minimise traffic disruption, allow for terrestrial and aquatic habitat and fauna movements, bikeways and walkways.	**E37** Road cross drainage is designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

PO38 Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO39 Stormwater pipes in the road reserve are designed to accommodate the expected construction and operation design loadings and are constructed of durable and adequate materials. Note - All stormwater pipes including inter allotment drainage will be inspected in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	No example provided.
PO40 Stormwater pipe layout is efficient and contained in the road reserve.	**E40** Stormwater pipe layout is in accordance with Planning scheme policy - Integrated design.
PO41 Catchpits in Council controlled roads are designed and constructed with lip in line inlets.	**E41** Kerb in line catchpits are designed and constructed in accordance with the relevant standard drawings in Planning scheme policy - Integrated design.
PO42 Stormwater runoff from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - A downstream discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.	No example provided.
PO43 Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.	No example provided.
PO44 Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable	**E44** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.

<table>
<tr><td>nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</td><td></td></tr>
<tr><td>PO45
Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.</td><td>E45
Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the Planning scheme policy - Integrated design.</td></tr>
<tr><td rowspan="6">PO46
Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.

Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council’s stormwater drainage system.</td><td>E46.1
Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are in accordance with the table below:</td></tr>
<tr><td><table>
<tr><th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr>
<tr><td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr>
<tr><td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr>
<tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr>
</table></td></tr>
<tr><td>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels and detention basins.</td></tr>
<tr><td>E46.2
Easements are provided over all headwalls and outlet structures within private land. The easement is to cover all drainage works and extend to the point where the stormwater flows return to natural flow conditions.</td></tr>
<tr><td></td></tr>
<tr><td></td></tr>
<tr><td>PO47
All lots have freeboard to major flood levels in rivers, creeks, watercourses and engineered open drains to facilitate dwelling construction without the need for levies or special dwelling design for flotation.</td><td>No example provided</td></tr>
<tr><td colspan="2">Stormwater management - Quality</td></tr>
<tr><td>PO48
Where development:
a. involves a land area greater than 2500m^2; or
b. results in 6 or more dwellings; or</td><td>No example provided.</td></tr>
</table>

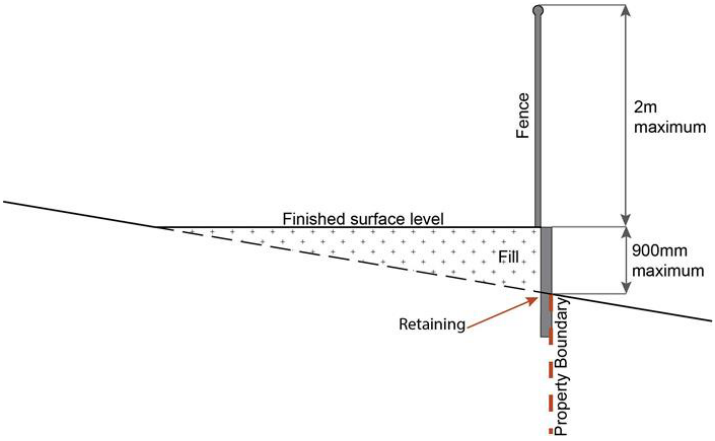
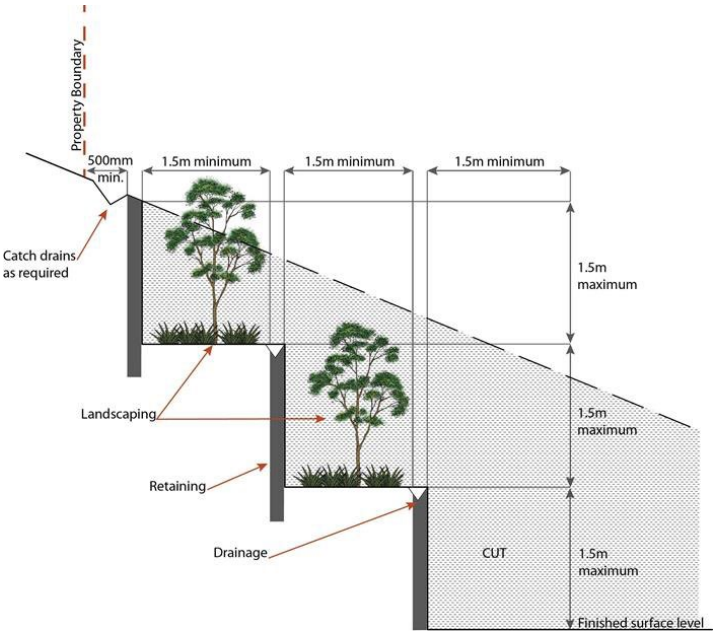
c. results in an impervious area greater than 25% of the net developable area, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives. Note - In this instance development for an urban purpose includes development with a density of 1.25 lots/dwellings per hectare and above, the entire development area is to be treated by the stormwater quality management system/s. For Rural residential development with a density less than 1.25 lots/dwellings per hectare, the road reserve is only to be treated by the stormwater quality management system/s. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy- Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	
PO49 Where the development is Industrial or Commercial in nature, allotment specific stormwater quality treatment devices are not provided on privately owned land (i.e. regional devices must be provided in public land areas to treat industrial and commercial stormwater runoff). Note - A downstream discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	No example provided.
PO50 Where development is in the Emerging community zone, the development achieves the greater pollutant removal of: a. no increase in mean annual pollutant loads (TSS, TP, TN and gross pollutants) from the existing land uses; or b. the stormwater management design objectives for post-construction as outlined in Schedule 10 - Stormwater management design objectives. Note - Achievement of this performance outcome may require the development to be in accordance with a stormwater management plan prepared for the area.	No example provided.
PO51 Stormwater quality infrastructure provided to Council meets its required design life, is safe to the public before, during and after a range of storm events, and is designed to minimise maintenance costs in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	**E51.1** Stormwater quality treatment devices and stormwater quantity devices have a safety inspection undertaken by a RPEQ prior to dedicating the facility over to Council. **E51.2** Stormwater quality devices are provided with a trafficable access driveway between the device (including access to inlets, outlets and sediment forebays) and the constructed road suitable for Council's maintenance

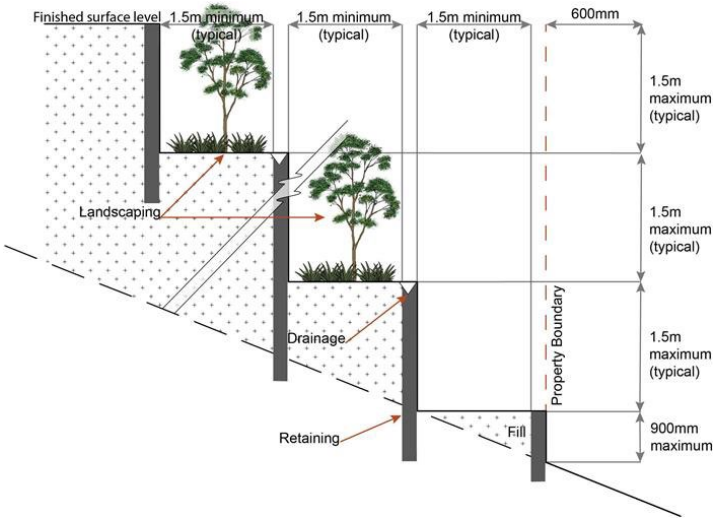
	equipment. The design must include provision for a standing area outside the traffic lanes, for a standard MRV vehicle.
PO52 Areas constructed as detention basins are adaptable for passive recreation wherever practicable.	**E52** Large dry detention basins are designed to accommodate passive recreation. The basin includes a low flow drainage system with capacity to carry 3mm/hr rainfall in the catchment. The basin floor is sloped at not less than 1(V) to 100(H) towards its perimeter drains.
PO53 Community benefit is maximised through the retention and enhancement of natural streams and vegetation wherever practicable.	No example provided.
PO54 Vegetated stormwater management systems are provided to Council with established vegetation growth and the functional elements of the system achieving the design objectives at the end of the maintenance period.	**E54** Vegetated stormwater management systems proposed to be dedicated as public assets are established and maintained for a minimum 6 months maintenance period, commencing from a minimum built out of 80% of the catchment which contributes to the design of the vegetated stormwater management system or 2 years, whichever occurs first.
PO55 Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO56 Constructed water bodies proposed to be dedicated as public assets are avoided, unless there is an overriding need in the public interest.	No example provided.
PO57 Council is provided with accurate representations and quality assurance documentation of the completed works.	**E57** On maintenance documentation is provided in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
Public transport	
PO58 The road design provides for potential bus routes including safe convenient stops and, where necessary, bus turnaround areas. Note - Consult with Department of Transport and Main Roads on this matter.	**E58.1** Bus routes are located, designed and constructed in accordance with Planning scheme policy - Integrated design and relevant statutory requirements and regulations.
	E58.2 Indented bus bays are provided on roads identified as containing possible bus routes in Planning scheme policy - Integrated design. Indented bus bays are provided where the bus stop: a. is used as a timing point, where buses may need to wait several minutes if running early; or b. is used as a bus driver change-over point requiring the bus to stop for longer periods; or

	c. is a particularly high loading bus stop, where the time taken to load passengers can regularly take minutes.
	E58.3 Detailed design of bus stops, indented bus bays and relevant infrastructure is provided in accordance with the Transport Planning and Coordination Regulation 2005 and Translink's Public Transport Infrastructure Manual.
PO59 The road design caters for the extension of existing and future public transport routes to provide sufficient services that are convenient and accessible to the community.	No example provided.
Utilities	
PO60 Development in the Centre zone, Community facilities zone, Emerging community zone - Transition precinct and Morayfield South precinct, General residential zone, Industry zone, Recreation and open space zone, and Township zone is provided with services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) in accordance with Planning scheme policy - Integrated design (Appendix A).	No example provided.
PO61 Development in the Emerging community zone - Interim precinct, Rural zone and Rural residential zone is provided with services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) in a manner that: a. is effective in delivery of service and meets reasonable community expectations; b. has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions; c. ensures a logical, sequential, efficient and integrated roll out of the service network; d. is conveniently accessible in the event of maintenance or repair; e. minimises whole of life cycle costs for that infrastructure; f. minimises risk of potential adverse impacts on the natural and built environment; g. minimises risk of potential adverse impact on amenity and character values; h. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.	**E61** Development in the Emerging community zone - Interim precinct, Rural zone and Rural residential zone is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).
PO62 All services crossing or traversing existing or proposed roads shall be designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection,	**E62.1** All services crossing or traversing existing or proposed road pavements, including stormwater pipes, sewer pipes, electrical, telecommunications and water conduits, shall be installed at an appropriate depth and backfilled

maintenance and bonding procedures and shall be installed at an appropriate depth with backfill compacted to ensure that the construction does not fail during the life of the development.	in accordance with Department of Transport and Main Roads specifications.
	E62.2 Services crossing existing arterial and sub-arterial roads are to be tunnel bored. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Services crossing other existing roads may require tunnel boring.
	E62.3 Services are to be installed at the minimum depth in accordance with the relevant standard drawings.
Works within a waterway Note - Design and construction of prescribed tidal works shall comply with the requirements of the Coastal Protection and Management Act, and Queensland Prescribed Tidal Works Code.	
PO63 All constructed works avoid conflict with uses in the water, on the foreshore and adjoining lands.	**E63.1** Pontoons, jetty's and berthed vessels are setback a minimum of 1.5 metres from the water allocation side boundaries.
	E63.2 Boardwalks and decks are setback a minimum of 3 metres from the prolongation of side lot boundaries and extend no more than 3 metres seaward of the property boundary.
PO64 Marine structures proposed to rise and fall under tidal influence are designed to suit the installed environment.	**E64** Floating structures are to maintain the following clearance from a waterway bed during the LAT tide, a. a minimum of 200 mm from the current bank where located outside of a constructed canal; or b. a minimum of 200 mm from the design bank profile of the constructed canal; or c. the floating structure is designed to withstand periodic grounding without damage or detrition of the structure for the design life of the works.
PO65 A high level of visual amenity is maintained when viewed from the waterway and adjoining lands with minimal impact upon adjoining properties.	**E65.1** The underside of the jetty/gangway is a maximum of 300mm above the height of the revetment wall.
	E65.2 Pontoons, jetty's, boardwalks and decks are not roofed.
	E65.3 All lighting, other than an aid to navigation, is hooded and directed downwards;
PO66 No structural load from the work is permitted to be imposed upon existing canal revetment walls.	No example provided.
Structures	

PO67 All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.	**E67** Retaining walls are designed and certified by an RPEQ so that: a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures; b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use; c. where the adjoining land use rights or zoning allows for industrial uses, a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises. Note - Retaining walls will only be approved following submission of a full detailed design certified by an RPEQ.

PO68 All earth retaining structures provide a positive interface with the streetscape and minimises impacts on the amenity of adjoining residents.	**E68** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**  c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below. **Figure - Cut**  **Figure - Fill**

	
PO69 Retaining walls: a. comply with the current edition of AS4678 Earth-retaining structures; b. are fully contained in the property boundaries; c. where agricultural drains, are to be provided behind all retaining walls at the base and connected to an approved point of discharge; d. where free draining gravel or filter material, are to be provided behind all retaining walls; e. within public land are constructed from durable materials (service life of 50-100 years) and include a concrete mowing edge strip (minimum width 200mm) along the toe of all retaining walls; f. have made provision for all services, including but not limited to, interallotment and roof-water drainage, water conduits, telecommunication, and power and gas conduits; g. incorporated cut-off drains are to be directed to an approved point of discharge; h. allow for the construction of a boundary fence; i. include safety fencing to all earth retaining structures over 1.0m in height.	No example provided.
PO70 Planning and design of all bridges considers the following: a. overall configuration and the road geometry or planning layout of the bridge and its approaches; b. design methodology, design parameters including design loadings, design life (minimum 100 years), materials and finishes and any proposed public utilities and services to run across the bridge; c. where the bridge is over a waterway; design ARI, the freeboard to design flood events or details of overtopping, allowance for debris loading and details of proposed scour and erosion protection to the waterway and embankments;	**E70** Bridges are to be designed and constructed in accordance with recommended best practice design guidelines as provided in Planning scheme policy - Integrated design, an approved Bridge Configuration Report and an approved Bridge Construction Management Report. Note - Bridge Construction Management Report is to be provided and approved by Council, which addresses (but is not limited to) the following: a. proposed construction procedure and program; b. details of all temporary works proposed for the construction; c. identification of all construction risks and methods for reducing these risks;

d. where the bridge is proposed to be constructed as a feature of the estate, details of the materials, construction techniques, and a safety review of any architectural features of the bridge is provided. Note - A bridge configuration report addressing the issues above is to be provided and approved by Council prior to undertaking detailed design of the bridge structure. Note - The design shall include an assessment of inspection and maintenance serviceability of the proposed design.	d. public safety, amenity and site security; e. operating hours, noise and vibration controls; f. air and dust management; g. stormwater runoff, erosion and sediment control; h. waste and materials rufuse management; i. traffic management; j. construction materials delivery and storage; and k. construction office accommodation.
PO71 All bridge construction activities protect the environmental values of the locality, while ensuring that the public safety is ensured prior to and during the construction of the structure.	**E71** Construction management plans for the works provides for the following: a. proposed construction procedure and program; b. potential temporary works proposed for the construction; c. identification of all construction risks and methods for reducing these risks; d. public safety, amenity and site security; e. operating hours, noise and vibration controls; f. air and dust management; g. stormwater runoff, erosion and sediment control; h. waste and materials refuse management; i. traffic management; j. construction materials delivery and storage; k. location of construction office accommodation.
Access	
PO72 Access handles for rear lots are: a. of a sufficient design to accommodate anticipated vehicle access and manoeuvring, required infrastructure and services, landscaping and refuse collection areas; b. located, designed and constructed to ensure: i. the access will not have an adverse impact on adjoining lots due to the generation of excessive noise, dust, headlight intrusion, overland flow, or the like; ii. appropriate grading, verge cross section and safe sight distance can be achieved for accessing vehicles, through traffic and active transport users on the verge.	**E72** Rear allotment access driveways and crossovers, from the back of kerb for the full length of the access handle, are designed and constructed to the following minimum requirements: a. design loading of $2.3x10^3$ ESA for each lot entitled to use the driveway; b. a minimum sealed width of 3.0 metres; c. a constructed driveway crossover from the constructed road to the site is designed and constructed in accordance with Planning scheme policy - Integrated design; d. for urban residential driveways, within the site, reinforced concrete slabs or interlocking concrete pavers; e. for non-urban residential driveways, within the site, reinforced concrete slabs or a 2 coat sealed gravel or 25mm asphalt sealed gravel pavement. Pavement with minimum gravel class of 2.1 and minimum thickness of 150mm; f. appropriate longitudinal drainage, cross drainage and scour/erosion protection works provided in accordance with Planning scheme policy - Integrated design (Appendix C); g. the general maximum longitudinal grade is to be 16%;

	h. conduits for underground electricity supply and telecommunications are installed, including draw wires within and for the entire length of the access handle. Note - All works associated with the driveway access including cut and fill batters, drainage works and utility services are to be contained within the access handle or access easement. Note - Refer to relevant standard drawing RS-049, RS-050 or RS-056 included in Planning scheme policy - Integrated design (Appendix H) for constructed driveway crossover design.
PO73 Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO74 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	No example provided.
PO75 Where clearing occurs in the Caboolture West local plan area, compensatory planting is located in the Green network precinct.	No example provided.
Values and constraint criteria Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer. Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils.	
PO76 Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:	**E76** Development does not involve:

a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note — The following are excluded from the native vegetation clearing provisions of this planning scheme: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development Note - Definition for native vegetation is located in Schedule 1 Definitions. Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas. Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details. Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.	
Vegetation clearing, ecological value and connectivity	
PO77 Development avoids a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid these areas, development must ensure that: a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. mechanisms or processes are in place demonstrating that any detrimental impacts on biodiversity and ecological values is replaced, restored or rehabilitated, for example through the development of a Vegetation Management Plan and a Fauna Management Plan.	No example provided.
PO78	No example provided.

Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by: a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy — Environmental areas.	
Vegetation clearing and habitat protection	
PO79 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO80 Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	No example provided.
PO81 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No example provided.
Vegetation clearing and soil resource stability	
PO82 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	

PO83 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry and animal keeping activities.	No example provided.
PO84 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
PO85 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No example provided.
PO86 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development, environmental areas and corridors; b. retaining patches of native vegetation of greatest possible size where located between a development, environmental areas and corridors; c. ensuring that works and infrastructure are setback as far as possible from environmental areas and corridors; d. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	No example provided.
PO87 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities;	No example provided.

c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO88 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.	No example provided.
Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	
PO89 Development does not prevent or constrain the acquisition, construction or function and efficient transport of extractive material using a extractive resources transport route.	**E89** Works are not carried out in a extractive resources transport route and buffer, other than on public roads.
Heritage and landscape character(refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO90 Works do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No example provided.
PO91 Works retain significant trees and incorporates them into the provision of infrastructure.	No example provided.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy — Landslide hazard.	
PO92 Development:	**E92** Development does not: a. involve earthworks exceeding $50m^3$;

a. maintains the safety of people and property on a site and neighbouring sites from landslides; b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow if surface or groundwater e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape.	b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
PO93 Works are designed to respond to sloping topography in the siting, design and form of works by: a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse impact on the landscape character of the zone.	No example provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
PO94 Development within a Bulk water supply infrastructure buffer is located, designed and constructed to: a. protect the integrity of the water supply pipeline; b. maintain adequate access for any required maintenance or upgrading work to the water supply pipeline.	**E94** Development does not involve works in a Bulk water supply infrastructure buffer.
PO95 Development in a gas pipeline buffer: a. maintains adequate access for any required maintenance or upgrading work; b. minimises risk of harm to people and property.	**E95** Development does not involve works in a gas pipeline buffer.
PO96 Development in a High voltage electricity line buffer: a. is located and designed in a manner that maintains a high level of security of supply; b. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.	**E96** Development does not involve works in a high voltage electricity line buffer.
PO97 Development in the Water supply buffer: a. does not result in soil erosion or land degradation or leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely matter; b. avoids or minimises changes to hydrological water flows and flow velocity to reduce erosion;	No example provided.

c. ensures effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; d. preserves and maintains the ecological values inherent to the area; e. retains habitat trees; f. complies with the Water Quality Vision and Objectives contained on the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2017 and SPP guidance material.	
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO98 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	No example provided.
PO99 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy — Flood hazard, Coastal hazard and Overland flow.	No example provided.
PO100 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO101	**E101**

Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises.	Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
PO102 Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot.	**E102** Development which is not in a Rural zone that an overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot.
PO103 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy — Flood hazard, Coastal hazard and Overland flow.	**E103.1** Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM. Note - Development within the General residential zone and Township zone - Township residential precinct provide inter-allotment - QUDM level III drainage, including bunds, to all lots that have a gradient less than 1 in 100 (for the whole of the allotment) to the road. Provide the inter-allotment drainage system (including easements) in accordance with Planning scheme policy - Integrated design. **E103.2** Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO104 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Additional criteria for development for a Park	
PO105 Development for a Park ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**E105** Development for a Park ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.

Riparian and wetland setbacks	
PO106 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	**E106** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps — Riparian and wetland setbacks.

MBRC Planning Scheme
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Schedule 1

Moreton Bay Regional Council Planning Scheme 2016
Major Amendment No. 4:
Morayfield South Emerging Community Area (TLPI Response) and Designated Bushfire Prone Areas

CITY OF MORETON BAY

Schedule 1 Definitions

1.1 Use definitions

SC1.1 Use definitions

1. Use definitions have a specific meaning for the purpose of the planning scheme.
2. Any use not listed in table SC1.1.2 column 1 is an undefined use.
   Note - Development comprising a combination of defined uses is not considered to be an undefined use.
3. A use listed in table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
4. The use definitions listed here are the definitions used in this planning scheme.C
5. Column 3 of table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.
6. Column 4 of table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
7. Columns 3 and 4 of table SC1.1.2 are not exhaustive lists.
8. Uses listed in table SC1.1.2 columns 3 and 4 that are not listed in column 1, do not form part of the definition.

SC1.1.1—Index of use definitions

Index for use definitions		
• Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet	• Garden centre • Hardware and trade supplies • Health care services • High impact industry • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and recreation • Outstation	• Port services • Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction

• Function facility • Funeral parlour	• Park • Parking station • Permanent plantation • Place of worship	• Tourist park • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery • Winery

SC1.1.2—Use definitions

Column 1 **Use**	**Column 2** **Definition**	**Column 3** **Examples include**	**Column 4** **Does not include the following examples**
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or • the sale or display of underwear or lingerie; or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air services	Premises used for any of the following: • the arrival and departure of aircraft; • the housing, servicing, refuelling, maintenance and repair of aircraft; • the assembly and dispersal of passengers or goods on or from an aircraft; • any ancillary activities directly serving the needs of passengers and visitors to the use; • associated training and education facilities; • aviation facilities.	Airport, airstrip, helipad, public or private airfield	

Animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	Premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities.		Club, hotel, nightclub entertainment facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station

Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Childcare centre, family day care, home based child care, health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, rooming accommodation, residential care facility, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil.	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre	Permanent plantations, intensive horticulture, rural industry

	The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	production, sugar cane growing, vineyard	
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	Dual occupancy - a. means a residential use of premises involving - i. 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and ii. any domestic outbuilding associated with the dwellings; but b. does not include a residential use of premises that involves a secondary dwelling.	Duplex, two dwellings within one single community title scheme under the *Body Corporate and Community Management Act 1997*, two dwellings within the one body corporate to which the *Building Units and Group Title Act 1980* continues to apply.	Dwelling house, multiple dwelling
Dwelling house	Dwelling house means a residential use of premises involving - a. 1 dwelling and any domestic outbuildings associated with the dwelling; or b. 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non residential use(s).	“Shop-top” apartment	Caretaker's accommodation, dwelling house

Educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills. The use may include outside hours school care for students or on-site student accommodation.	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Childcare centre, home based child care, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.	Quarry	
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship

Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: • potential for significant impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise; • potential for significant off-site impacts in the event of fire, explosion or toxic release; • generates high traffic flows in the context of the locality or the road network; • generates a significant demand on the local infrastructure network; • the use may involve night time and outdoor activities; • on-site controls are required for emissions and dangerous goods risks.	Examples are shown in SC1.1.2 industry thresholds.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, home office, home based childcare	Hobby, office, shop, warehouse, transport depot, an Environmentally Relevant Activity (ERA), a

			higher risk personal appearance service (excluding cosmetic tattooing or a semipermanent make-up procedure), as defined in the *Public Health (Infection Control for Personal Appearance Services) Act 2003.*
Hospital	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.		Health care services, residential care facility
Hotel	Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.	Bar, pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts, radio-controlled and control line model craft activities	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand. The use includes the ancillary storage and packing of feed and produce.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery

	The use includes the storage and packing of produce and plants grown on the subject site.		
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: • negligible impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise; • minimal traffic generation and heavy-vehicle usage; • demands imposed upon the local infrastructure network consistent with surrounding uses; • the use generally operates during the day (e.g. 7am to 6pm); • off-site impacts from storage of dangerous goods are negligible; • the use is primarily undertaken indoors.	Examples are shown in SC1.1.2 industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
Major electricity infrastructure	All aspects of development for either the transmission grid or electricity supply networks as defined under the *Electricity Act 1994.* The use may include ancillary telecommunication facilities.	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	Premises used for waterfront based marine industries involved in any activity relating	Boat building, boat storage, dry dock	Marina

	to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure. The use may include the provision of fuel and disposal of waste.		
Market	Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use may include entertainment provided for the enjoyment of customers.	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: • potential for noticeable impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise; • potential for noticeable off-site impacts in the event of fire, explosion or toxic release; • generates high traffic flows in the context of the locality or the road network; • generates an elevated demand on the local infrastructure network; • on-site controls are required for emissions and dangerous goods risks; • the use is primarily undertaken indoors; • evening or night activities are undertaken indoors and not outdoors.	Examples are shown in SC1.1.2 industry thresholds.	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off	Major sport, recreation and entertainment facility, outdoor sport and recreation, radio-controlled

	for spectators and other supporting uses.	road motorcycle facility, motorcycle or car race tracks	and control line model craft activities
Multiple dwelling	Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem, and attributes of the natural environment. Nature-based tourism activities typically: • maintain a nature based focus or product; • promote environmental awareness, education and conservation; • carry out sustainable practices.	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	Premises used to provide entertainment, which may include cabaret, dancing and music. The use generally includes the sale of liquor and food for consumption on site.		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	Premises used to provide accommodation for non-resident workers. The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.	Contractor's camp, construction camp, single person's quarters, temporary workers accommodation	Relocatable home park, short-term accommodation, tourist park.
Office	Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales

	• business or professional advice; • service of goods that are not physically on the premises; • office based administrative functions of an organisation.		
Outdoor sales	Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability. The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval, radio-controlled and control line model craft activities, Woodfordia event	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people. The use provides for intermittent short stay and/or long camping. The use may involve permanent low scale built infrastructure.	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short-term accommodation, tourist park
Park	Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.	Urban common	Tourist attraction, outdoor sport and recreation

Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social, educational and associated charitable activities.	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	Premises used for the following: • the arrival and departure of vessels; • the movement of passengers or goods on or off vessels; • any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels.	Marina, ferry terminal	Landing
Relocatable home park	Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation. The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.		Tourist park
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and	Aeronautical engineering, computer component manufacturing, medical laboratories,	

	storage of machinery, equipment and components. The use may include emerging industries such as energy, aerospace, and biotechnology.	computer server facility	
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including: • restaurants and bars; • meeting and function facilities; • sporting and fitness facilities; • staff accommodation; • transport facilities directly associated with the tourist facility such as a ferry terminal and air services.	Island resort	
Retirement facility	A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.	Retirement village	Residential care facility
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market
Rooming accommodation	Premises used for the accommodation of more than one household where each resident:	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

	• has a right to occupy one or more rooms • does not have a right to occupy the whole of the premises in which the rooms are situated • may be provided with separate facilities for private use • may share communal facilities or communal space with one or more of the other residents. The use may include: • rooms not in the same building on site • provision of a food or other service • on site management or staff and associated accommodation. Facilities includes furniture and equipment as defined in the *Residential Tenancies and Rooming Accommodation Act 2008*.		
Rural industry	Premises used for storage, processing and packaging of products from a rural use. The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Farm workers' accommodation	Short-term accommodation building, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workers accommodation, multiple dwelling
Sales office	The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize. The use may include a caravan or relocatable dwelling or structure.	Display dwelling	Bank, office

Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact high impact industry, special industry
Service station	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		Car wash
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, sex shop, food and drink outlet, coffee shop, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.		
Short-term accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.	Motel, backpackers accommodation, cabins, serviced apartments, residential accommodation within a hotel, farm stay	Hostel, nature-based tourism, resort complex,rooming accommodation, tourist park
Showroom	Premises used primarily for the sale of goods of a related	Bulky goods sales, motor vehicles sales	Food and drink outlet shop, outdoor sales

	product line that are of a size, shape or weight that requires: • a large area for handling, display or storage; • direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.	showroom, bulk stationary supplies	
Special industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: • potential for extreme impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise; • potential for extreme off-site impacts in the event of fire, explosion or toxic release; • on-site controls are required for emissions and dangerous goods risks; • the use generally involves night time and outdoor activities; • the use may involve the storage and handling of large volumes of dangerous goods; • requires significant separation from non-industrial uses.	Examples are shown in SC1.1.2 industry thresholds.	Low impact industry, medium impact industry, high impact industry, service industry
Substation	Premises forming part of a transmission grid or supply network under the *Electricity Act 1994*, and used for: • converting or transforming electrical energy from one voltage to another • regulating voltage in an electrical circuit • controlling electrical circuits • switching electrical current between circuits • a switchyard • communication facilities for "operating works" as defined under the *Electricity Act 1994* or for workforce	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure

	operational and safety communications.		
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, "low-impact telecommunications facility" as defined under the *Telecommunications Act 1997*
Theatre	Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the site. The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	Premises used for providing on-site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes. The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry

	premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.		
Utility installation	Premises used to provide the public with the following services: • supply or treatment of water, hydraulic power or gas • sewerage, drainage or stormwater services • transport services including road, rail or water • waste management facilities • network infrastructure. The use includes maintenance and storage depots and other facilities for the operation of the use.	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include sale of goods by wholesale where ancillary to storage. The use does not include retail sales from the premises or industrial uses.	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.		Bulk landscape supplies, garden centre
Winery	Premises used for manufacturing of wine, which		Rural industry

	may include the sale of wine manufactured on site.		

1.1.1 Defined activity groups

1. Defined uses listed in SC1.1.2 are able to be clustered into activity groups.
2. An activity group listed in column 1 clusters the defined uses listed in column 2.
3. An activity group is able to be referenced in Part 5.
4. The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

SC1.1.1.1—Index of defined activity groups

Bulky retail and commercial activities	**Residential activities (medium-high density)**
Civic activities	Retail and commercial activities • General residential zone, Suburban neighbourhood, Next generation neighbourhood and Urban neighbourhood precincts; • Emerging community zone, Transition precinct
Commercial activities	Retail and commercial activities • Caboolture West local plan, Town centre precinct.
Community activities • General residential zone; • Redcliffe Kippa-Ring local plan; • Caboolture West local plan.	Retail and commercial activities • Rural residential zone
Community activities • Rural residential zone	Retail and commercial activities • Caboolture West local plan, Urban living precinct
Interim activities	Retail and commercial activities • General residential zone, Coastal communities precinct
Low impact industry activities	Retail and commercial activities • Caboolture West local plan, Town centre precinct
Low impact and service industry activities	Sport, recreation and open space activities

SC1.1.1.2—Defined activity groups

Column 1 **Activity group**	**Column 2** **Uses**
Bulky retail and commercial activities in the Caboolture West local plan	• Car wash • Garden centre • Hardware and trade supplies • Outdoor sales • Showroom
Civic activities in the Caboolture West local plan	• Community care centre • Community use • Function facility • Indoor sport and recreation • Major sport, recreation and entertainment facility

	• Market • Office • Park • Place of worship • Theatre
Commercial activities in the Recreation and open space zone	• Health care services • Offices • Shops • Short term accommodation
Community activities in the: • General residential zone; • Emerging community zone - Transition precinct (on a developed lot) and Morayfield South precinct (on a developed lot); • Redcliffe Kippa-Ring local plan; • Caboolture West local plan.	• Child care centre • Club • Community care centre • Community use • Educational establishment • Emergency services • Health care services • Place of worship
Community activities in the Rural residential zone	• Child care centre • Community use • Education establishment • Health care services • Place of worship
Interim activities in the Caboolture West local plan	• Animal husbandry • Animal keeping • Aquaculture • Cropping • Dwelling house • Emergency services • Environment facility • Home based business • Intensive horticulture • Non-resident workforce accommodation • Outdoor sport and recreation • Roadside stall • Rural Industry • Rural workers' accommodation • Sales office • Veterinary services • Wholesale nursery • Winery
Interim activities In the Emerging community zone - Morayfield south precinct (on a developable lot)	• Animal husbandry • Animal keeping • Child care centre • Club • Community care centre • Community residence • Community use • Cropping • Dwelling house • Emergency services

	• Environment facility • Health care services • Home based business • Intensive horticulture • Place of worship • Roadside stall • Rural industry • Sales office • Telecommunications facility • Veterinary services • Wholesale nursery • Winery
Low impact and service industry activities in the Caboolture West local plan	• Bulk landscape supplies • Car wash • Caretakers accommodation • Indoor sport and recreation • Low impact industry • Service industry • Transport depot
Low impact industry activities • Caboolture West local plan • Coastal hazard overlay • Flood hazard overlay	• Indoor sport and recreation • Low impact industry • Research and technology industry • Service industry • Service station • Transport depot
Low-medium impact industry activities In the Caboolture West local plan	• Low impact industry • Medium impact industry • Research and technology industry • Service industry
Residential activities (medium-high density) in the Caboolture West local plan	• Multiple dwelling • Relocatable home park • Residential care facility • Retirement facility • Rooming accommodation • Short-term accommodation
Retail and commercial activities in the: • General residential zone, (Suburban neighbourhood, Next generation and Urban neighbourhood precincts); • Emerging community zone - Transition precinct (on a developed lot) and Morayfield South precinct (on a developed lot); • Coastal hazard overlay • Flood hazard overlay	• Agricultural supplies store • Food and drink outlet • Health care services • Hardware and trade supplies • Indoor sport and recreation - for a gymnasium • Office • Service industry • Shop • Shopping centre • Veterinary services
Retail and commercial activities in the Caboolture West local plan, Urban living precinct	• Food and drink outlet • Health care services • Hardware and trade supplies • Indoor sport and recreation - for a gymnasium

	• Low impact industry • Office • Service industry • Shop • Shopping centre • Veterinary services
Retail and commercial activities in the Rural residential zone	• Agricultural supplies store • Food and drink outlet • Indoor sport and recreation - for a gymnasium • Office • Service industry • Shop • Shopping centre • Veterinary services
Retail and commercial activities in the Caboolture West local plan, Town centre precinct	• Bar • Hardware and trade supplies • Hotel • Office • Shop • Shopping centre • Showroom • Veterinary services
Retail and commercial activities in the General residential zone (Coastal communities precinct)	• Food and drink outlet • Hardware and trade supplies • Health care services • Indoor sport and recreation - for a gymnasium • Market • Office • Service industry • Shop • Shopping Centre • Veterinary services
Sport, recreation and open space activities in the Caboolture West local plan	• Food and drink outlet • Market • Outdoor sport and recreation

1.1.2 Industry thresholds

The industry thresholds listed below are to be used in conjunction with the defined uses listed in Table SC1.1.2—low impact industry, medium impact industry, high impact industry and special industry.

SC1.1.2.1—Industry thresholds

Column1 **Use**	**Column 2** **Additional examples include**
Low impact industry	1. Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting; 2. Repairing and servicing lawn mowers and outboard engines; 3. Fitting and turning workshop;

	4. Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting; 5. Assembling wood products not involving cutting, routing, sanding or spray painting; 6. Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	1. Metal foundry producing less than 10 tonnes of metal castings per annum; 2. Boiler making or engineering works producing less than 10 000 tonnes of metal product per annum; 3. Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the Work Health and Safety Act 2011; 4. Abrasive blasting facility using less than 10 tonnes of abrasive material per annum; 5. Enamelling workshop using less than 15 000 litres of enamel per annum; 6. Galvanising works using less than 100 tonnes of zinc per annum; 7. Anodising or electroplating workshop where tank area is less than 400 square metres; 8. Powder coating workshop using less than 500 tonnes of coating per annum; 9. Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20 000 litres of paint per annum; 10. Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components; 11. Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum; 12. Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum; 13. Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum; 14. Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum; 15. Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum; 16. Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum; 17. Recycling and reprocessing batteries; 18. Repairing or maintaining boats; 19. Manufacturing substrate for mushroom growing; 20. Manufacturing or processing plaster, producing less than 5000 tonnes per annum; 21. Recycling or reprocessing tyres including retreading; 22. Printing advertising material, magazines, newspapers, packaging and stationery; 23. Transport depot, distribution centre, contractors depot and storage yard; 24. Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools); 25. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum; 26. Reconditioning metal or plastic drums; 27. Glass fibre manufacture less than 200 tonnes per annum; 28. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum. 29. Concrete batching and producing concrete products less than 200t per annum.
High impact industry	1. Metal foundry producing 10 tonnes or greater of metal castings per annum;

	2. Boiler making or engineering works producing 10 000 tonnes or greater of metal product per annum; 3. Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes; 4. Scrap metal yard including a fragmentiser; 5. Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum; 6. Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum; 7. Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum; 8. Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; 9. Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum; 10. Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum; 11. Manufacturing or processing plaster, producing greater than 5000 tonnes per annum; 12. Enamelling workshop using 15 000 litres or greater of enamel per annum; 13. Galvanising works using 100 tonnes or greater of zinc per annum; 14. Anodising or electroplating workshop where tank area is 400 square metres or greater; 15. Powder coating workshop using 500 tonnes or greater of coating per annum; 16. Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20 000 litres or greater of paint per annum; 17. Concrete batching and producing concrete products greater than 200t per annum; 18. Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote; 19. Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste; 20. Manufacturing fibreglass pools, tanks and boats; 21. Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools); 22. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10 000 tonnes or greater per annum; 23. Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre; 24. Abattoir; 25. Recycling chemicals, oils or solvents; 26. Waste disposal facility (other than waste incinerator); 27. Recycling, storing or reprocessing regulated waste; 28. Manufacturing batteries; 29. Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; 30. Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum; 31. Crematoria; 32. Glass fibre manufacture producing 200 tonnes or greater per annum; 33. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
Special industry	1. Oil refining or processing; 2. Producing, refining or processing gas or fuel gas;

	3. Distilling alcohol in works producing greater than 2 500 litres per annum; 4. Power station; 5. Producing, quenching, cutting, crushing or grading coke; 6. Waste incinerator; 7. Sugar milling or refining; 8. Pulp or paper manufacturing; 9. Tobacco processing; 10. Tannery or works for curing animal skins, hides or finishing leather; 11. Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing; 12. Rendering plant; 13. Manufacturing chemicals, poisons and explosives; 14. Manufacturing fertilisers involving ammonia; 15. Manufacturing polyvinyl chloride plastic.

1.2 Administrative definitions

1. Administrative definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
2. A term listed in table SC1.2.2 column 1 has the meaning set out beside that term in column 2 under the heading.
3. The administrative definitions listed here are the definitions for the purpose of the planning scheme.

SC1.2.1—Index of administrative definitions

Index for administrative definitions

- Active frontage*
- Active use*
- Active transport*
- Activity centre*
- Adjoining premises
- Advertising device
- Affordable housing
- Average width
- Areas of public movement*
- Base date
- Basement
- Bed and breakfast*
- Boundary clearance
- Building height
- Built to boundary wall*
- Bulky goods retail*
- Canal*
- Commercial areas*
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- Habitat tree*
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- Trailer*
- Transit oriented development*
- Ultimate development
- Urban areas*
- Urban purposes
- Vegetation clearing*
- Vital community infrastructure*

• Event entertainment* • Event facilities* • Event parking* • Filling or excavation* • Flood planning level* • Frontage*	• Other essentials for living* • Outermost projection • Personal services* • Plan of development* • Planning assumptions • Planning scheme matter • Plaza* • Plot ratio	• Vulnerable land use* • Walking distance* • Water allocation side boundary* • Waterway* • Woodfordia* • Woodfordia event*

Editor's note - Terms noted with * are additional to the terms listed in the Standard Planning Scheme Provisions (Queensland Planning Provisions).

Table SC1.2.2—Administrative definitions

Column 1 Term	Column 2 Definition
Active frontage*	A building that ensures interactivity and encourages cross-movement between the public and private domains at ground floor and above ground floor, by the way the buildings are designed and oriented. An active frontage is one that avoids blank walls and facades and instead: a. includes windows, openings, entry statements, balconies and awnings; b. uses a variety of materials, textures and colours; c. creates opportunities for surveillance and interface between different user groups; d. provides a variety of activities to occur along the building front.
Active use*	Any use that by its nature encourages activity on adjoining land. The term includes but is not limited to the following uses; shop, food and drink outlet etc.
Active transport*	A form of manual transportation, including walking and cycling.
Activity centre*	A community focal point which includes activities such as commercial, retail, higher-density housing, entertainment, tourism, civic, community, higher education, and medical services. Activity centres vary in size and diversity and are designed to be well-serviced by public transport. They are generally defined as Principal, Major, District or Local centres.
Adjoining premises	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes.
Average width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Areas of public movement*	Includes a footpath, civic space, forecourt areas, plaza and pedestrian thoroughfares.
Base date	The date from which a local government has estimated its projected infrastructure demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.

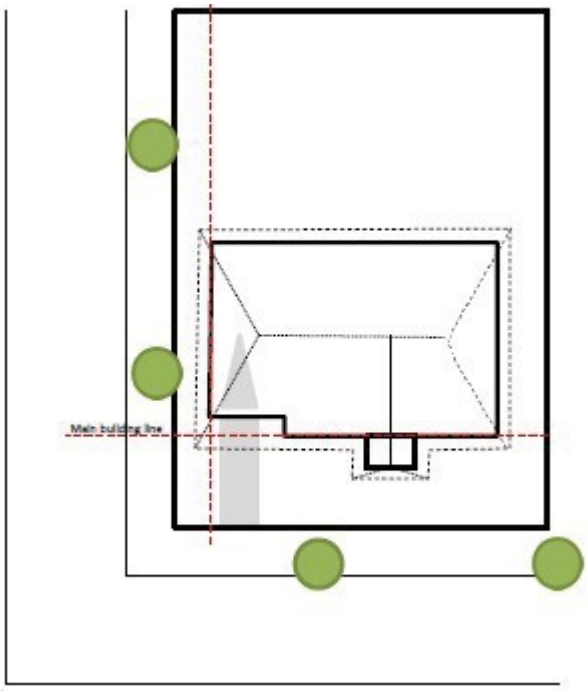
Bed and breakfast*	Part of a Dwelling house used for the purposes of short-term accommodation for tourists and travellers and may not be self contained.
Boundary clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: a. if the projection is a roof and there is a fascia — the outside face of the fascia; or b. if the projection is a roof and there is no fascia — the roof structure. The term does not include rainwater fittings or ornamental or architectural attachments.
Building height	If specified: a. in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like; b. in storeys, the number of storeys above ground level; or c. in both metres and storeys, both a. and b. apply. Editor's note - Lift overruns, air conditioners and the like, are excluded from the measure of building height.
Built to boundary wall*	A wall of a Dwelling house (class 1a) setback 200mm or less from a boundary.
Bulky goods retail*	A building or place used primarily for the sale by retail, wholesale or auction, or hire or display of, goods that are of a size or weight which requires: a. a large area for handling, display or storage; or b. direct vehicular access to the site by members of the public for the purpose of loading or unloading goods into or from vehicles after purchase or hire, but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale, hire or display of bulky goods. Note - In interpreting the above, 'primarily' is considered to be a use where 50% or more of the total GFA is used to store or display bulky goods. Note - In interpreting the above a 'bulky good' is considered to be a good or item (including any associated packaging for that good or item) having at least one dimension of 1m or greater. This does not include the packaging or delivery method of multiple goods or items e.g. on a pallet etc.
Canal*	An artificial waterway connected, or intended to be connected to tidal waters and from which boating access to the tidal waters are not hindered by a lock, weir or similar structure. Note - a canal is a type of Constructed water body
Commercial areas*	For the purpose of the Works code and Site earthworks code, the following zones are considered commercial areas: a. Centre zone; b. Industry zone; c. Township zone - Centre precinct and Convenience precinct.
Community infrastructure*	A use that provides essential services vital to the wellbeing of the community, including: a. police and emergency services facilities including emergency shelters; b. hospitals and associated institutions; c. facilities for the storage of valuable records or items of cultural or historical significance; d. State controlled roads; e. railway lines, stations and associated facilities; f. aeronautical facilities; g. communication network facilities; h. works of an electricity entity under the *Electrical Safety Act 2002, Electricity Act 1994 and Electricity Regulation 2006;*

	i. water cycle management infrastructure.
Community titles scheme*	Has the meaning given in the *Land Title Act 1994*.
Concurrence agency issue	Any requirement for accepted development (RAD) and its corresponding performance outcome (PO) that is identified within this planning scheme as: a. a matter for which Council will exercise a concurrence agency role; or b. a matter for which Council must undertake its concurrence agency assessment.
Constructed water body*	Any artificial waterway, including any artificial channel, lake or other body of water. The term includes a canal but does not include a sedimentation basin, stormwater drain (including of natural channel design), treatment wetland, water supply infrastructure or agricultural water body.
Convenience needs*	Frequently used items (e.g. video hire), perishable items (e.g. milk, bread, fruit and vegetables) or items that have a specific use-life (e.g. daily newspaper).
Corner store*	A shop that serves only convenience needs and has a maximum GFA of 250m^2.
Dam*	All works for the purpose of taking and/or interfering with overland flow water or water in a watercourse, lake or spring.
Defined flood event*	The higher of the 1% Annual Exceedence Probability event for storm tide or river and creek inundation to the planning horizon year 2100 allowing for the fully developed catchment, an allowance for climate change (20% increase in rainfall intensity), predicted sea level rise (0.8m) and blockages to drainage systems (as specified in the Queensland Urban Drainage Manual).
Defined flood level	The level to which it is reasonably expected flood waters may rise. The defined flood level for a lot in a flood hazard area is: a. the level declared by a local government, under the Building Regulation 2006, section 13, to be the defined flood level for the part of the area where the lot is located or b. if the defined flood level stated in a building development application for the lot is lower than the defined flood level declared by the local government — the level started in the application, subject to a concurrence agency's response. Note - If the defined flood level stated in a building development application is lower than the defined flood level declared by the local government, the local government must, as a concurrence agency, decide whether the defined flood level stated in the application is appropriate (see Schedule 9, table 1, Part 3, Division 2, Table 12 of the Regulation).
Demand unit	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
Department store and discount department store*	A shop containing a wide range of retail items including clothes and clothing accessories, shoes, homeware products, toys, sporting goods, hardware and home electrical products generally having a gross floor space of at least 6,000 m^2.
Developable lot*	A lot which is not a developed lot.
Developed lot*	A lot that is provided with infrastructure and services (including reticulated water and sewer, stormwater, dedicated roads and electricity) of a standard and capacity required for the proposed development.
Development footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.

	Editor's note - Includes designated building pad, building envelopes, mandatory building areas, designated building areas identified in previous planning schemes and development approvals.
Development footprint (flood and coastal)*	For the Flood hazard overlay and the Coastal hazard overlay, includes the location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas. The minimum area for the development footprint is 1500m^2 with a minimum depth or width of 25m. The development footprint must front onto a dedicated road or be connected to a dedicated road by a constructed access which is above the 20% AEP flood event. Note - additional development footprint area may be required in the Water supply buffer area to cater for on-site wastewater treatment in accordance with the relevant standards.
Distributer-retailer*	Has the meaning given in the *South-East Queensland (Distribution and Retail Restructuring) Act 2009.* Note - The distributer-retailer for this planning scheme area is currently known as Unitywater.
Domestic outbuilding	A Class 10a building, as defined in the *Building Code of Australia*, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport. Editor's note - This term includes 'and the like' buildings or roofed structures. Editor's note - This term is a building or other roofed structure that is detached from the dwelling. It is solely a class 10a and does not incorporate a component of any other class. Further, Domestic outbuildings are not garages and carports constructed to appear as an integral part of a dwelling (e.g. a single roof over the dwelling and garage parts of a building) and where the roof of a carport is attached directly to a dwelling (i.e. not attached via an ancillary structure such as a roofed walkway or pergola etc.)
Dwelling	A building or part of a building used or capable of being used as a self-contained residence that must include the following: a. food preparation facilities; b. a bath or shower; c. a toilet and wash basin; d. clothes washing facilities. This term includes outbuildings, structures and works normally associated with a dwelling.
Essential services infrastructure*	Is any of the following on-site services: a. electricity; b. gas; c. water; d. sewerage; e. telecommunication.
Event camping*	For Siting of tents, camper-trailers, caravans and the like, where participants are involved in an event at Woodfordia. The term includes any associated vehicle parking and amenities.
Event day*	A day on which a Woodfordia event occurs.
Event entertainment*	Activities involving the amplification of sound to audiences, as part of a Woodfordia event.

Event facilities*	Temporary and permanent activities, services and infrastructure associated with and subordinate to the conduct of a Woodfordia event. The term includes shops, food and drink outlets, offices communication and broadcasting facilities, kindred environmental, cultural and educational tenancies, emergency and medical facilities, ablution facilities and the like, as well as solid waste management, waste water management and water supply management. The term does not include activities and services operated outside of event days, with the exception of the operation of permanent infrastructure and the storage of ancillary event equipment on the site.
Event parking*	Parking of vehicles at Woodfordia during a Woodfordia event.
Filling or excavation*	The non-commercial removal, relocation or importation of material to or from a property that will change the contours of the land.
Flood planning level*	Is the level identified in column three of Table 8.2.1.3 'Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals' of the Coastal hazard overlay code and Table 8.2.2.3 'Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals' of the Flood hazard overlay code. If both overlay codes are applicable, the flood planning level that provides the highest level of immunity applies.
Frontage*	Any boundary line, or part thereof, of a lot which abuts a road reserve.
Full-line supermarket*	A supermarket generally stocking more than 18,000 line items and having a gross floor area between 2,500m^2 and 4,000m^2.
Grand event*	A Woodfordia event with more than 25,000 people in attendance at any one time.
Gross floor area	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: a. building services, plant and equipment; b. access between levels; c. ground floor public lobby; d. a mall; e. the parking, loading and manoeuvring of motor vehicles; f. unenclosed private balconies whether roofed or not.
Ground floor dwelling*	A dwelling with a ground floor entrance adjoining the primary frontage and a minimum of one habitable room on the ground floor adjoining the primary frontage.
Gross leasable area*	The total floor area of a building capable of being occupied by a tenant for their exclusive use.
Ground level	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.
Habitable floor level*	Is the finished floor level of a room which is designed or used on a regular basis for a residential accommodation activity. Examples include: bedrooms, living rooms, rumpus rooms, hobby rooms, kitchens, toilets, ensuites, laundries and home offices. Exclusions include: spaces that are permanently open to the elements on one or more sides; rooms with an earth floor; spaces designed or used solely for car or other vehicle accommodation.
Habitable room*	Habitable room is that defined in the *Building Code of Australia* (Volume 1).
Habitat tree*	Is defined as a native tree with a diameter greater than 0.8m at 1.3m above the ground. It should be noted that trees not meeting this size may still contain multiple conspicuous hollows and provide critical habitat for local wildlife. For more information, see Schedule 6, Planning scheme policy - Environmental areas.

Hazardous chemicals*	Hazardous Chemicals means any of the following substances: a. those that are toxic or very toxic substances4 under the GHS; or b. classes 2, 3, 4, 5, 6.1 and 8 of the ADG code; or c. those of Class 9 of the ADG code that are environmentally hazardous substances; or d. those listed in Appendix A of the ADG Code; or e. any other liquid with a flash point less than or equal to 93ºC. Editor's note - The source of this definition is the *'State Planning Policy Guideline, State Interest - emissions and hazardous activities, Guidance on development involving hazardous chemicals'*
Heavy vehicle*	A vehicle with a gross vehicle mass of more than 4.5t, or a combination that includes a vehicle with a gross vehicle mass of more than 4.5t. Editor's note - The source of this definition is the *Transport Operations (Road Use Management) Act 1995*.
Higher order centre*	Means each of the following centre precincts: a. Caboolture centre precinct b. Morayfield centre precinct c. Strathpine centre precinct
Household	Household means 1 or more individuals who live together in a dwelling.
Industrial areas*	For the purpose of the Works code and the site earthworks code, the following zones are considered industrial areas: a. Industry zone; b. Township zone - Industrial precinct.
Integration plan*	A plan prepared in accordance with Planning scheme policy - Neighbourhood design that illustrates how a site will integrate with adjoining lots/development and includes, but is not limited to, the following elements: a. road and street network b. active transport network c. public and open space network d. land use or lot boundary interface
Limited-line supermarket*	A supermarket generally stocking less than 18,000 line items and having a gross floor area less than 2,500m^2.

Main building line*	The line extending from the longest wall excluding a garage, carport or other domestic outbuilding in the front elevation of the building. Note - Excludes porticos, etc **Figure - Main building line** 
Main street*	A street having a primary role to facilitate and foster opportunities for formal and informal social and economic exchange Buildings located in main streets are generally built to adjoin the street and have active frontages.
Maintenance*	For the purpose of determining cultural heritage values, maintenance means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction. Fabric means all the physical material of the place including components, fixtures, contents and objects. Place means site, area, land, landscape, item, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
Major development*	Development of any building or extension to an existing building where the building or extensions are for shop-retail purposes and has a gross leasable area of: a. for a new building, more than 10,000m^2; or b. for an extension, more than 5,000m^2.
Major event*	A Woodfordia event with more than 8,000 people and no more than 25,000 people in attendance at any one time.
Major hazard facility (MHF)*	Any facility that is an MHF as defined by the Queensland *Work Health and Safety Act 2011.*
Matters of local environmental significance (MLES)*	Matter of Local Environmental Significance (MLES) - High Value Area means native vegetation within: a. Shorebird habitat area. b. Locally important wetland management area c. Biodiversity priority area

	d. Legally secured offset area (local) Matter of Local Environmental Significance (MLES) - Value Offset Area means native vegetation within: a. Waterway buffer where not mapped as a High Value Area on the Environmental Areas overlay map. b. Wetland buffer where not mapped as a High Value Area on the Environmental Areas overlay map. For further information, please refer to Section 2 in Planning scheme policy - Environmental areas. For Matters of National Environmental Significance (MNES), please refer to The Environment Protection and Biodiversity Conservation Regulations 2000 *(Commonwealth). For Matters of State Environmental Significance please refer to Environmental Offsets Regulation 2014, Schedule 2 for a list of prescribed MSES and, where possible, areas are shown on the SPP Interactive Mapping System.
Minor building work	An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five percent of the gross floor area of the existing building(s) or 50 square metres,whichever is the lesser.
Minor electricity infrastructure	All aspects of development for an electricity supply network as defined under the *Electricity Act 1994*, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV. This includes: a. augmentations or upgrades to existing powerlines where the voltage of the infrastructure does not increase; b. augmentations to existing substations (including communication facilities for controlling works as defined under the *Electricity Act 1994*) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
Minor event*	A Woodfordia event with more than 350 people and no more than 2,000 people in attendance at any one time.
Mixed use building*	A building that integrates residential uses with non-residential uses.
Moderate event*	A Woodfordia event with more than 2,000 people and no more than 8,000 people in attendance at any one time.
Motor vehicle*	Means a vehicle built to be propelled by a motor that forms part of the vehicle. A vehicle includes the equipment fitted to, or forming part of, a vehicle, but does not include- a. a vehicle designed to be controlled by a person walking next to it; or b. a vehicle propelled or designed to be propelled by human power; or c. a vehicle drawn by animal power; or d. a vehicle propelled by a motor with a maximum power output of not more than 200W; or e. a motorised wheelchair that can not travel at more than 10km an hour; or f. a pedalec; or g. an aircraft; or h. a personal mobility device. Editor's note - This definition has been adapted from the *Transport Operations (Road Use Management - Vehicle Standards and Safety) Regulation 2010*.
Native vegetation*	Means a native tree or a native plant naturally occurring in South East Queensland, other than a grass except where the grass is a Priority Species of Moreton Bay Region. Note - The Fisheries Act 1994 provides for the protection of marine plants. Note - For more information on priority species, please see Council fact sheet titled 'Priority Species of the Moreton Bay Region'.

Neighbourhood development plan*	A plan prepared in accordance with Planning scheme policy - Neighbourhood design and forming part of the planning scheme.
Neighbourhood hub*	A cluster of non-residential uses. A conveniently located public place that is recognised and valued in the local community as a gathering place for people, and an access point for a wide range of community activities, programs, services and events. Includes, a lot shown on Overlay map - Community activities and neighbourhood hubs.
Net developable area	The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulphate soils, conservation land, flood affected land or steep slope. Note - For the purpose of a Local Government Infrastructure Plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).
Netserv plan	A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009.*
Net residential density*	Net residential density (NRD) is the total number of lots/dwellings divided by the combined area for residential purposes, local parks, internal roads and half the roads bordering the site (or the site area x 1.5). This measure is used when calculating the density of larger developments, such as residential subdivision or community title subdivision where new public or private infrastructure such as roads and parks are being provided internal to the site. Where development does not require the provision of internal roads or park, such as infill subdivision, a factor of 1.5 x the site area is to be applied to calculate net residential density. Example: NRD = Number of lots/dwellings / [site area (ha) x 1.5] Land for the purpose of higher order parks (i.e. district, regional), higher order roads (i.e. District collectors, Sub-arterials, Arterials), land deemed undevelopable due to constraints, and land for purposes other than residential is to be excluded from density calculations. Note - When calculating density - round up to the nearest whole number.
Noise sensitive use*	Means each of the following defined land uses: a. child care centre b. community care centre c. community residence d. dual occupancy e. dwelling house f. educational establishment g. health care services h. hospital i. multiple dwelling j. nature-based tourism k. office l. relocatable home park m. residential care facility n. resort complex o. retirement facility p. rooming accommodation q. short term accommodation r. tourist park
Non-resident workers	Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses,

	but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.
Non-tidal artificial waterway*	Access channels, constructed urban lakes or other bodies of water that are designed to be: a. permanent bodies of open water; or b. fringed with hard edges or emergent macrophytes; c. indirectly connected to tidal water (by a lock or weir or other system); or d. artificial lakes (generally land locked without a direct connection to tidal waterways)
Other essentials for living*	The sharing of utility bills (e.g. Electricity and water).
Outermost projection	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Personal services*	Any business enterprise with the primary purpose of providing personal service activities, including a wide range of professions, primarily intellectual or manual work performed by a service provider in serving a customer.
Plan of development*	A plan approved by Council (generally as part of a reconfiguring a lot application) that regulates building elements (e.g. Built to boundary walls, driveway location etc) for development on narrow lots (generally lots with a frontage of 12.5m or less).
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Planning scheme matter	Any of the following: a. an "alternative provision" as defined in Section 33 of the *Building Act 1975*; or b. a provision within this planning scheme about a matter provided for under performance criteria P4, P5, P7, P8 or P9 of the Queensland Development Code (QDC) part MP1.1 or MP1.2; or c. a provision within this planning scheme about building work that is associated with a material change of use for a Dwelling house; and to which Section 2 , Part 2, Schedule 6 of the *Planning Regulation 2017* applies. Editor's notes - a. For the definition of "alternative provision", the requirement for accepted development (RAD) is the "quantifiable standard", while the corresponding performance outcome (PO) is the "qualitative statement" referred to in Section 33 of the *Building Act 1975*. b. Performance criteria P4, P5, P7, P8 and P9 of QDC parts MP1.1 and MP1.2 deal with: i. the height of buildings in terms of potential overshadowing and obstructing the outlook from adjacent lots; ii. maintaining adequate visual privacy for neighbours; iii. maintaining adequate sightlines at road intersections; iv. availability of adequate on-site parking facilities; and v. the provision of individual outdoor living space. c. For purposes of Council undertaking its concurrence agency role under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*, the requirement for accepted development (RAD) addressing any of these matters is a "quantifiable standard", while the corresponding performance outcome (PO) is the equivalent "qualitative statement". d. Section 2 , Part 2, Schedule 6 of the *Planning Regulation 2017* prevents a local categorising instrument such as a planning scheme from making a material change of use (MCU) for a Dwelling house assessable development in certain prescribed situations.
Plaza*	A privately or publicly owned open space that is publicly accessible during hours of operation.

Plot ratio	The ratio of gross floor area to the area of the site.
Podium*	A podium is a section of a building at its base, which is clearly differentiated from the spaces above it by its physical form or by the type of space inside it. This module type is often applied to building base structures which spread out at the foot of a building, below a block which is set back from the podium's perimeter. It can often be linked to the podiums of joined towers, and a common podium shared by different towers can constitute a single module. Podiums can also be used to define the lower floors of a building without setbacks, when these floors hold common areas in contrast to the private floors above them.
Preservation*	For the purpose of cultural heritage values, preservation means maintaining the fabric of a place in its existing state and retarding deterioration. Note - The source of this definition is the Australia ICOMOS Charter for Places of Cultural Significance.
Primary frontage*	Means: a. for a lot with only one frontage to a road, the frontage to that road; or b. for a lot with more than one frontage to a road (including a corner lot); i. if the lot has a frontage to a laneway as described in Planning Scheme Policy Neighbourhood Design, the non-laneway frontage; and ii. if the frontages are to roads of a different order (as shown on the Overlap Map - Road Hierarchy) and excluding a motorway, the highest order road; and iii. if the frontages are to roads of the same order (as shown on the Overlap Map - Road Hierarchy): A. the road that existing development on the land proposed to remain has, or is required to have, its principal pedestrian entrance into the development from (generally in the form of a front door); or B. where (A.) does not apply; the road that development on adjoining land (having the same multiple road frontages) has or is required to have its principal pedestrian entrance into the development from (generally in the form of a front door); or C. where (A.) and (B.) do not apply, the frontage the development is required to have or will have its principal pedestrian entrance into the development from (generally in the form of a front door). Note - references to 'required to have' are references to requirements on a previous development approval (e.g. Reconfiguring a Lot) or Development Footprint applying to the lot.
Private infrastructure*	Infrastructure that is not owned or operated by: a. a local government; or b. the State government; or c. a public sector entity.
Projection area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Public infrastructure*	Means structures that have been, or are proposed to be, dedicated to or maintained by Council or a body who represents the general population, including roads, stormwater networks, bridges, and similar works and infrastructure. Public infrastructure is generally distinguishable from private or generic infrastructure in terms of policy, financing, and purpose.

Rear lot*	Means an allotment that has access to a road by means only of an access strip or easement.
Reconstruction*	For the purpose of cultural heritage values, reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric. Note - The source of this definition is the Australia ICOMOS Charter for Places of Cultural Significance.
Residential accommodation activity*	Means any living, recreation or home business activity which is undertaken within a Residential accommodation building by one or more of the building's occupants and which could not be reasonably or effectively conducted within a space that is inundated by floodwater. Examples: food preparation, eating, sleeping, ablution, washing, recreation and private socialising.
Residential accommodation building*	Means any building or part of a building used for one or more of the following defined land uses: a. Caretaker's accommodation b. Community residence c. Dual occupancy d. Dwelling house e. Dwelling unit f. Hostel g. Multiple dwelling h. Relocatable home park i. Retirement facility j. Short-term accommodation k. Residential care facility l. Home based business m. Non-residential workforce accommodation n. Residential component of a hotel o. Cabins within a "tourist park"
Restoration*	For the purpose of cultural heritage values, restoration means returning the existing fabric of a place to a known earlier state by removing accretions or reassembling existing components without the introduction of new material. Note - The source of this definition is the Australia ICOMOS Charter for Places of Cultural Significance.
Roofed area*	The area of the roof of each building or other structure as projected onto a horizontal plane.
Rural areas*	For the purpose of the Works code and Site earthworks code, the following zones are considered rural areas: a. Emerging community - Transition precinct (where creating developable lots) and Interim precinct; b. Rural zone; and c. Rural residential zone.
Secondary dwelling	Secondary dwelling means a dwelling on a lot that is used in conjunction with, but subordinate to, another dwelling on the lot, whether or not the dwelling is - a. attached to the other dwelling; or b. occupied by individuals who are related to, or associated with, the household of the other dwelling. Editor's note - To establish what constitutes subordinate for this definition aspects such as position on site, size with respect to the primary dwelling and scale of the secondary dwelling would need to be considered.

Secondary frontage*	A frontage that is not the primary frontage.
Sensitive land use*	Means each of the following defined land uses: a. child care centre b. community care centre c. community residence d. dual occupancy e. dwelling house f. educational establishment g. health care services h. hospital i. multiple dwelling j. nature-based tourism k. relocatable home park l. residential care facility m. resort complex n. retirement facility o. rooming accommodation p. short term accommodation q. tourist park Note - Where a sensitive use and sensitive land use is used in relation to or in the context of hazardous chemicals, the definition in the *'State Planning Policy Guideline, State Interest - emissions and hazardous activities, Guidance on development involving hazardous chemicals'* will apply.
Sensitive zone*	Means: a. any residential or accommodation zone in the Queensland Planning Provisions; b. any centres zone in the Queensland Planning Provisions, except where a precinct or overlay is used to make sensitive land uses impact assessable.
Service catchment	An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas. Note - For example: • stormwater network service catchments can be delineated to align with watershed boundaries • open space network service catchment can be determined using local government accessibility standards • water network service catchment can be established as the area serviced by a particular reservoir.
Setback	For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.
Shooting range*	The use of premises for the watching, practising, receiving or giving instructions in or taking part in, whether for recreation or otherwise, a sport of form of recreation involving the discharge of a fire-arm, other than one used as a signal, which is not ancillary to residential premises. Without limiting the generality of the foregoing, the term includes any outdoor/indoor rifle range or clay pigeon range. The term also includes any facilities provides on such land being: a. stands, grandstands and parking places; b. amenity buildings; c. kiosks for the supply of light refreshments to patrons of the premises; and d. for the social and administrative activities of any organisation associated with such use of the land.

Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
Site cover	The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage. The term does not include: a. any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure; b. basement car parking areas located wholly below ground level; and c. eaves and sun shading devices.
Site density*	Site density is the total number of dwellings in a development divided by the site area in hectares (the property on which the building(s) are constructed, not including roads, footpaths or parks). Site density only includes the residential component of the land area. It is the most concentrated measure of density and is useful when considering the density of smaller developments, such as multiple dwellings. This is often calculated on a per hectare basis. An example of site density would be 10 dwellings, sitting on a 0.3ha site (10 dwellings divided by the site area of 0.3ha), would equal 33.33 dw/ha. Note - Site density does not apply where the development is not establishing a Dwelling. Note - When calculating density - round up to the nearest whole number.
Sleeving*	The technique of enclosing much of the perimeter of a large bulky building with smaller retail or commercial tenancies that incorporate active facades to the adjacent street or public space.
Small rigid vehicle*	The Small rigid vehicle (SRV) represents light trunks to a maximum load capacity of under 4.5 tonnes and typically having a single rear axle and either single or dual tyres.
Sole occupancy unit*	A discrete part of a building which is occupied by an owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant or other occupier, and includes: a. a dwelling but not a secondary dwelling; b. a suite containing sleeping facilities in a class 3 or a class 9a aged care building; c. a suite of associated rooms in a class 5, 6, 7, 8, or 9 building. Note - The class of a building is the classification given under the *Building code of Australia* according to its use.
Speciality stores*	Small stores which specialise in a specific range of merchandise and related items. Most stores have an extensive depth of stock in the item that they specialise in and provide high levels of service and expertise. They differ from department stores and supermarkets which carry a wide range of merchandise.
Storey	A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only: a. a lift shaft, stairway or meter room b. a bathroom, shower room, laundry, water closet, or other sanitary compartment c. a combination of the above. A mezzanine is a storey. A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey. A basement is not a storey.
Street block*	The smallest area that is surrounded by road reserves and recreation and open space areas.

Temporary use	A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services. Note - Provisions for temporary use timeframes for defined uses may be provided within section for Local government administrative matters. Editor's note - it is recommended that local government use the ability under section for Local government administrative matters to further refine this definition for use in the local government area for defined uses.
Topsoil*	Organic material, meeting the requirements in AS4419 - 2003 - Soils for landscaping and gardening use, intended for gardening, turfing and landscaping purposes.
Trafficable water body*	A body of water, whether natural, constructed or artificially improved, which is ordinarily of sufficient size and depth to allow use by any occupied, motorised vessel. The term includes a canal, lake, river or stream, regardless of its salinity level and whether or not it is subject to tidal influence. However, the term specifically excludes any dam which is fully contained within a single lot, wastewater ponds, tailings dams and any other body of water to which entry by the public for motorised boating purposes is not permitted.
Trailer*	A vehicle that is built to be towed, or is towed, by a motor vehicle, but does not include a motor vehicle being towed. Editor's note - The source of this definition is the *Transport Operations (Road Use Management) Act 1995.*
Transit oriented development*	Mixed use residential and employment areas, designed to maximise access to public transport through higher density development and pedestrian-friendly street environments.
Ultimate development	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.
Urban areas*	For the purpose of the Works code and Site earthworks code, the following zones are considered urban areas: a. Community facilities zone; b. Emerging community zone - Transition precinct (where creating developed lots) and Morayfield South precinct (where creating developed lots); c. General residential zone; d. Township zone - Residential precinct.
Urban purposes	For the purpose of Local Government Infrastructure Plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes. Note - Where not for the purpose of Local Government Infrastructure Plans, urban purposes is taken to have the definition in the Regulation.
Vegetation clearing*	Means the damaging or destroying of vegetation by ring bark, topping, lopping, poisoning, burning, flooding, draining, or otherwise injuring vegetation including cutting down, pushing over, and damaging root zone by compaction, excavation or filling within the drip zone of vegetation that may destroy or seriously affect vegetation. Partial clearing such as removal of understorey or thinning of native vegetation or the removal of dead habitat trees is classed as clearing. This does not include: a. maintaining existing open pastures, lawns or creating gardens; and b. grazing of native pasture by stock.
Vital community infrastructure*	Means any of the following:- a. aeronautical facilities;

	b. communication network facilities; c. facilities for the storage of valuable records or items of cultural or historical significance (including facilities for the storage of public records under the *Public Records Act 2002*); d. Hospitals and associated institutions; e. police and emergency services facilities including emergency shelters; f. railway lines, stations and associated facilities; g. State-controlled roads; h. water cycle management infrastructure; and i. works of an electricity entity under the *Electrical Safety Act 2002*.
Vulnerable land use*	Means a vulnerable use including a Child care centre, Community care centre, Educational establishment, Health care service, Hospital or Retirement facility. Editor's note - The source of this definition is the *'State Planning Policy Guideline, State Interest - emissions and hazardous activities, Guidance on development involving hazardous chemicals'*
	For the Flood hazard overlay and the Coastal hazard overlay, includes Caretaker's accommodation, Child care centre, Community care centre, Community residence, Community use, Detention facility, Educational establishment, Emergency services, Health care service, Hospital, Non-resident workforce accommodation, Relocatable home park, Residential care facility, Retirement facility and Rural workers' accommodation.
Walking distance*	The area mapped on Overlay map - Walking distance (Centre) or Overlay map - Walking distance (Train station). OR The distance between two places, measured from reasonable pedestrian access points and along roads with verges, off-road pathways or other reasonable pedestrian connections. Note - When measuring walking distances as they relate to the Overlay map - Walking distance (Centre) or Overlay map - Walking distance (Train station), part of the primary frontage of the lot is to be within the specified range.
Water allocation side boundary*	The notional boundary extending from a side boundary of the lot into water in a continuing straight line.
Waterway*	Waterway is a watercourse as defined in Section 4, Water Act 2007 (*Commonwealth*) Watercourse: a. means a river, creek or other natural watercourse (whether modified or not) in which water is contained or flows (whether permanently or from time to time); and b. includes: i. a dam or reservoir that collects water flowing in a watercourse; and ii. a lake or wetland through which water flows; and iii. a channel into which the water of a watercourse has been diverted; and iv. part of a watercourse; and v. an estuary through which water flows.
Woodfordia*	The area of land declared as the Woodfordia Rural Precinct in the Queensland Government Gazette Vol. 362 on 2 January 2013 under section 5.1 (d) of the South East Queensland Regional Plan 2009-2031 State Planning Regulatory Provisions and described as: a. Lot 565 on C311082; b. Lot 60 on SP165120; c. Lot 10 on SP165105; d. Part of Lot 3 on AP19215; e. Lot 1 on CG4923;

	f. Part of Lot 1 on SP149480; g. Part of Lot 7 on RP840560.
Woodfordia event*	The gathering of people at Woodfordia for ceremonial, educational, conference or entertainment activities. A Woodfordia event occurs over one or more event days. The term includes event camping, event parking, event entertainment, event facilities and a market. A Woodfordia event excludes the Part of Lot 7 on RP840560 declared as the Woodfordia Rural Precinct in the Queensland Government Gazette Vol. 362 on 2 January 2013.

MBRC Planning Scheme
It's our place

Appendix B (Part 1)



Morayfield South Emerging Community Area (TLPI Response)

Moreton Bay Regional Council Planning Scheme 2016
Major Amendment No. 4: Morayfield South Emerging Community Area (TLPI Response) and Designated Bushfire Prone Areas

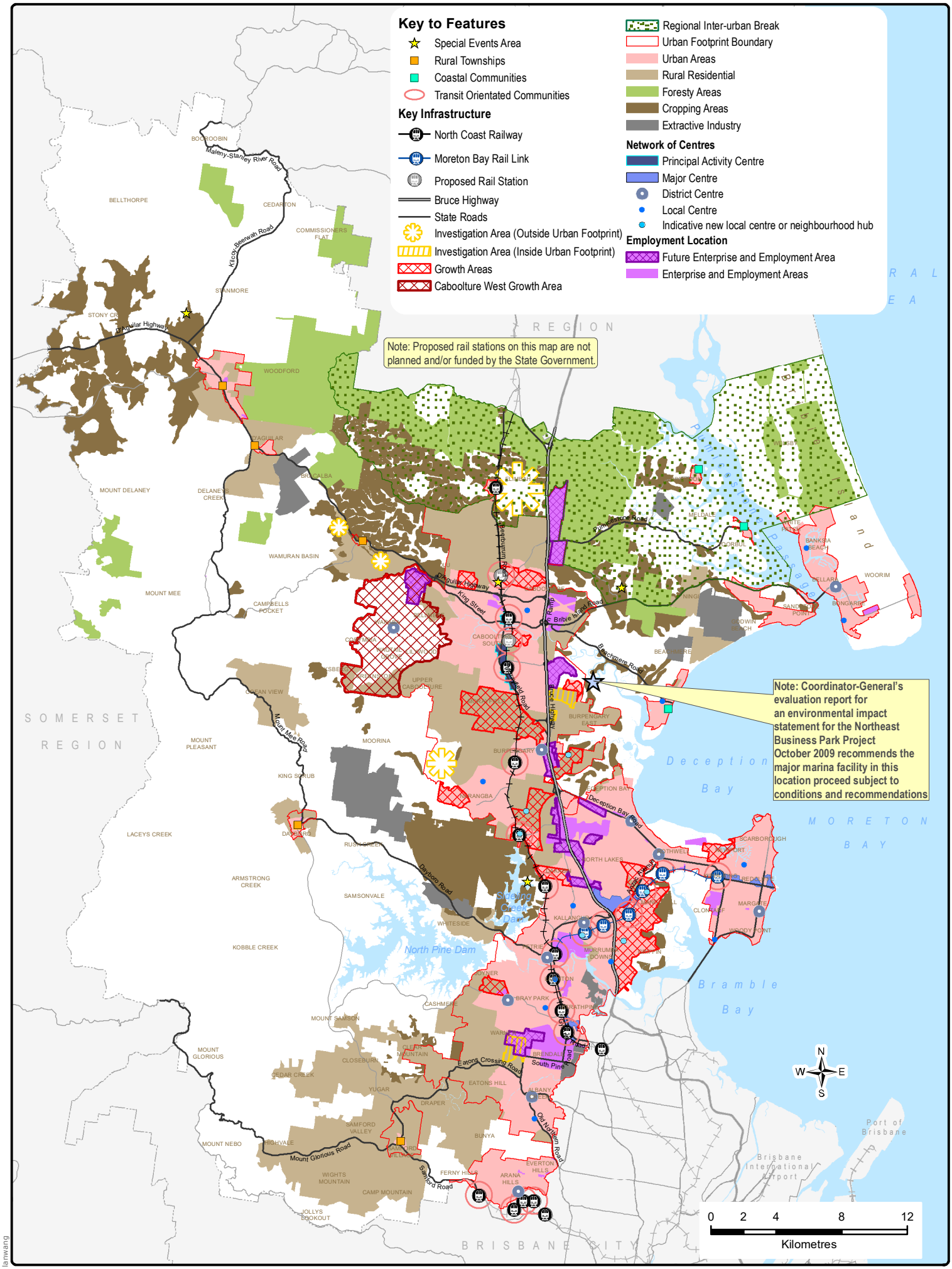
CITY OF MORETON BAY

SETTLEMENT PATTERN

MORETON BAY REGION - STRATEGIC FRAMEWORK - Map 3.6.1

Major Amendment No. 4 - New Map to be Inserted

CITY OF MORETON BAY



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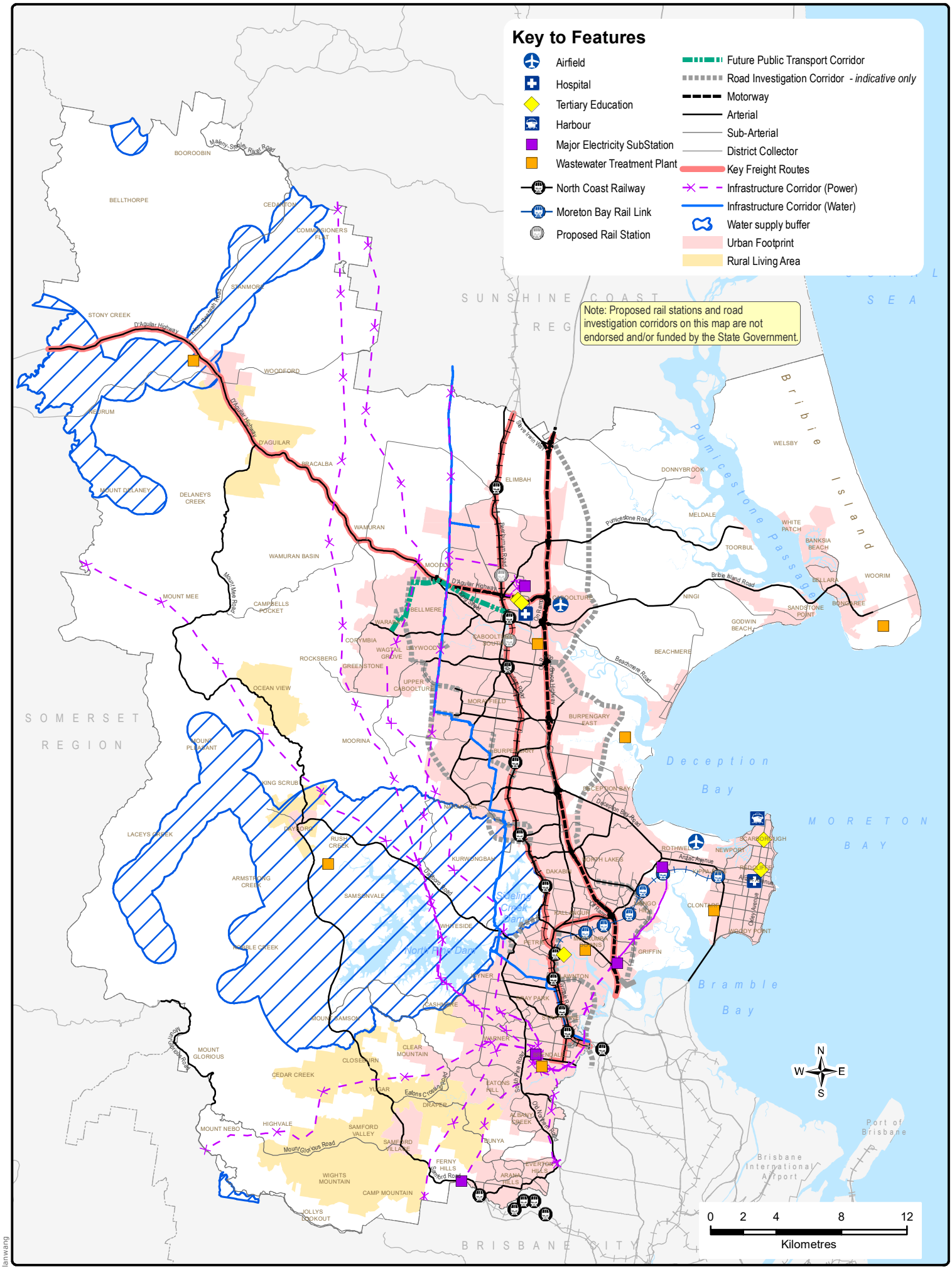
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REGIONAL INFRASTRUCTURE

MORETON BAY REGION - STRATEGIC FRAMEWORK - Map 3.11.1

Major Amendment No. 4 - New Map to be Inserted

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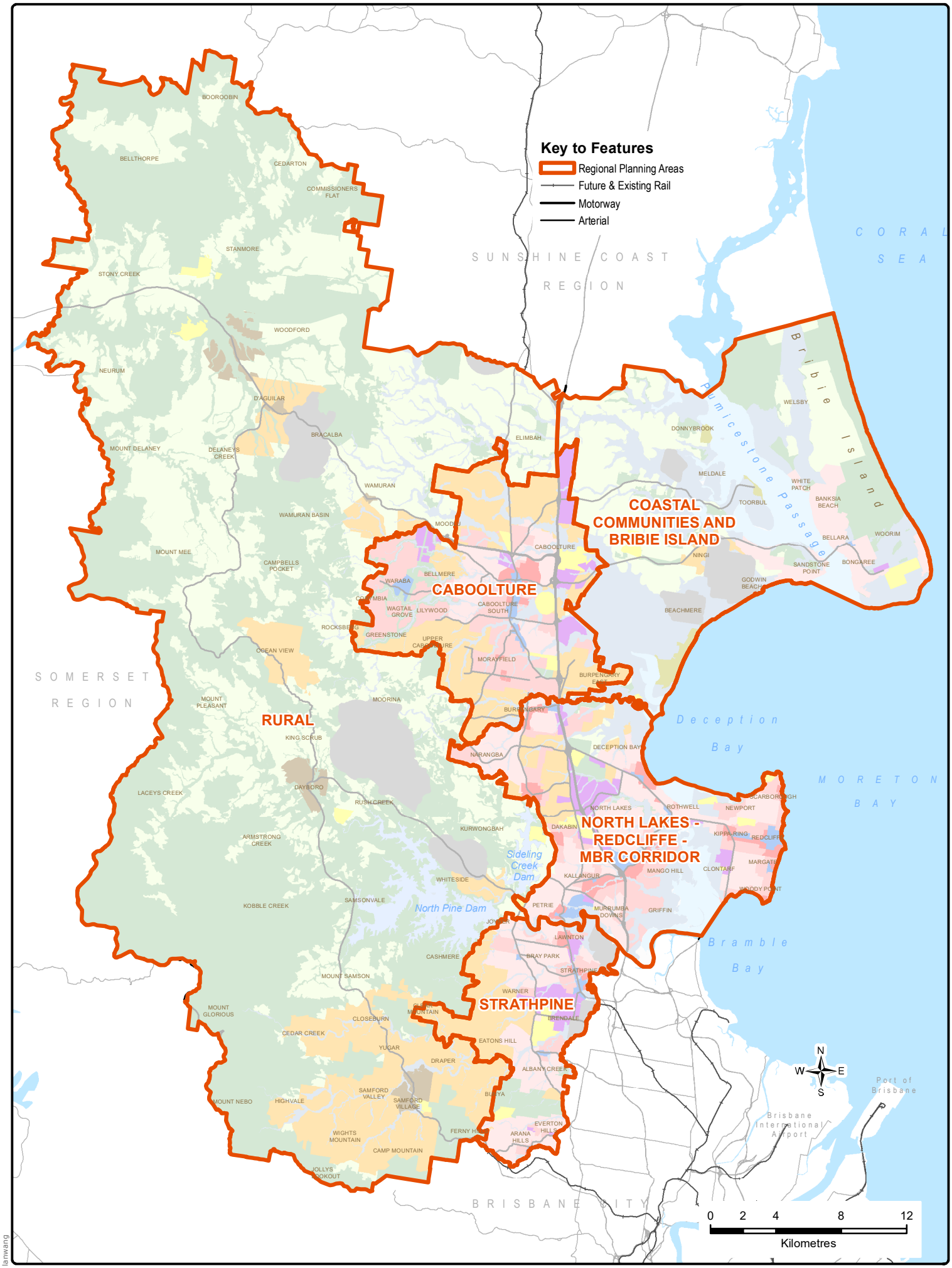
Ianwang

REGIONAL PLANNING AREAS

MORETON BAY REGION - STRATEGIC FRAMEWORK - Map 3.13.1

Major Amendment No. 4 - New Map to be Inserted

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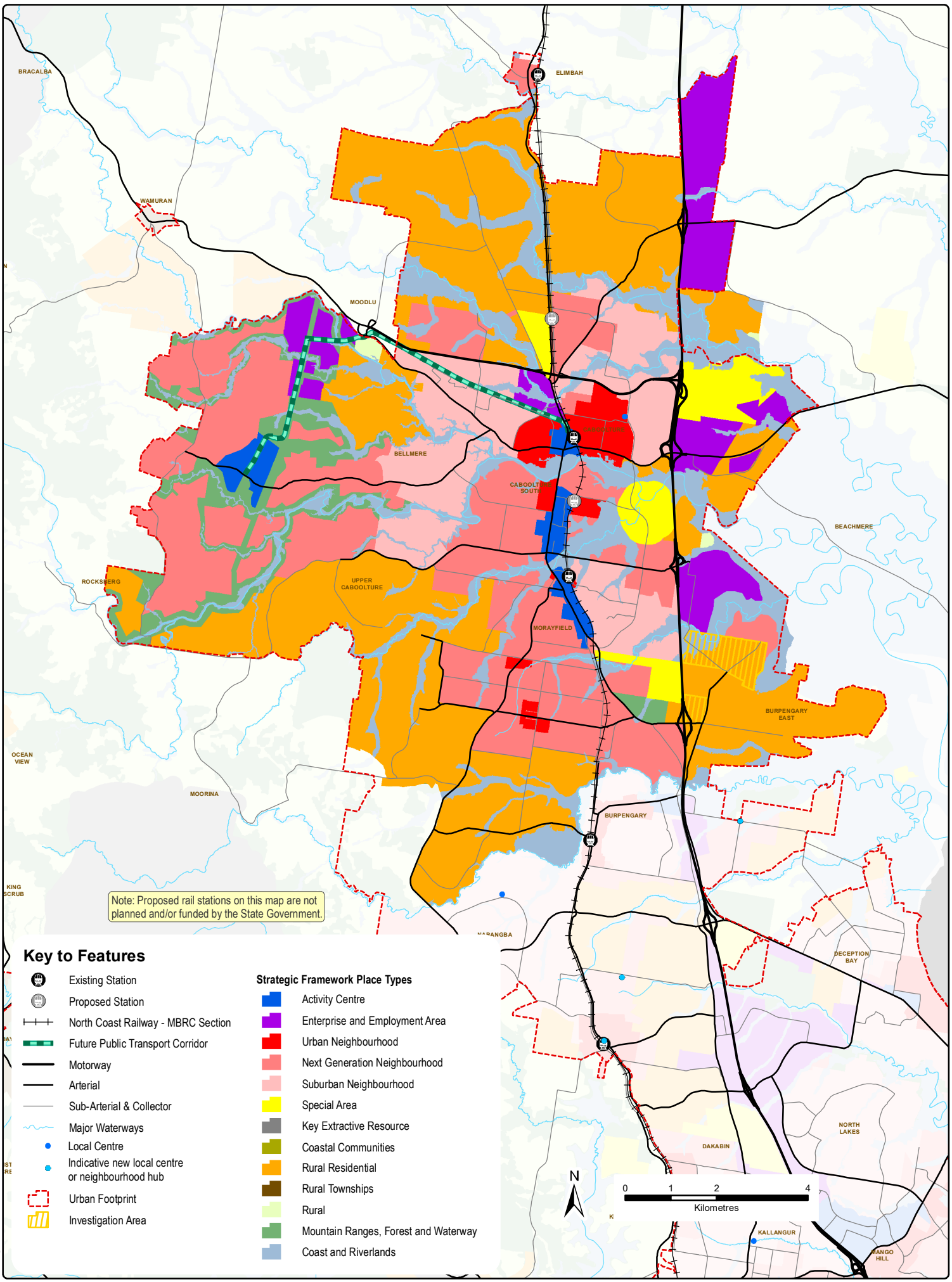
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PLACE TYPES - CABOOLTURE PLANNING AREA

MORETON BAY REGION - STRATEGIC FRAMEWORK - Map 3.13.2

Major Amendment No. 4 - New Map to be Inserted

CITY OF MORETON BAY



Key to Features

- Existing Station
- Proposed Station
- North Coast Railway - MBRC Section
- Future Public Transport Corridor
- Motorway
- Arterial
- Sub-Arterial & Collector
- Major Waterways
- Local Centre
- Indicative new local centre or neighbourhood hub
- Urban Footprint
- Investigation Area

Strategic Framework Place Types

- Activity Centre
- Enterprise and Employment Area
- Urban Neighbourhood
- Next Generation Neighbourhood
- Suburban Neighbourhood
- Special Area
- Key Extractive Resource
- Coastal Communities
- Rural Residential
- Rural Townships
- Rural
- Mountain Ranges, Forest and Waterway
- Coast and Riverlands

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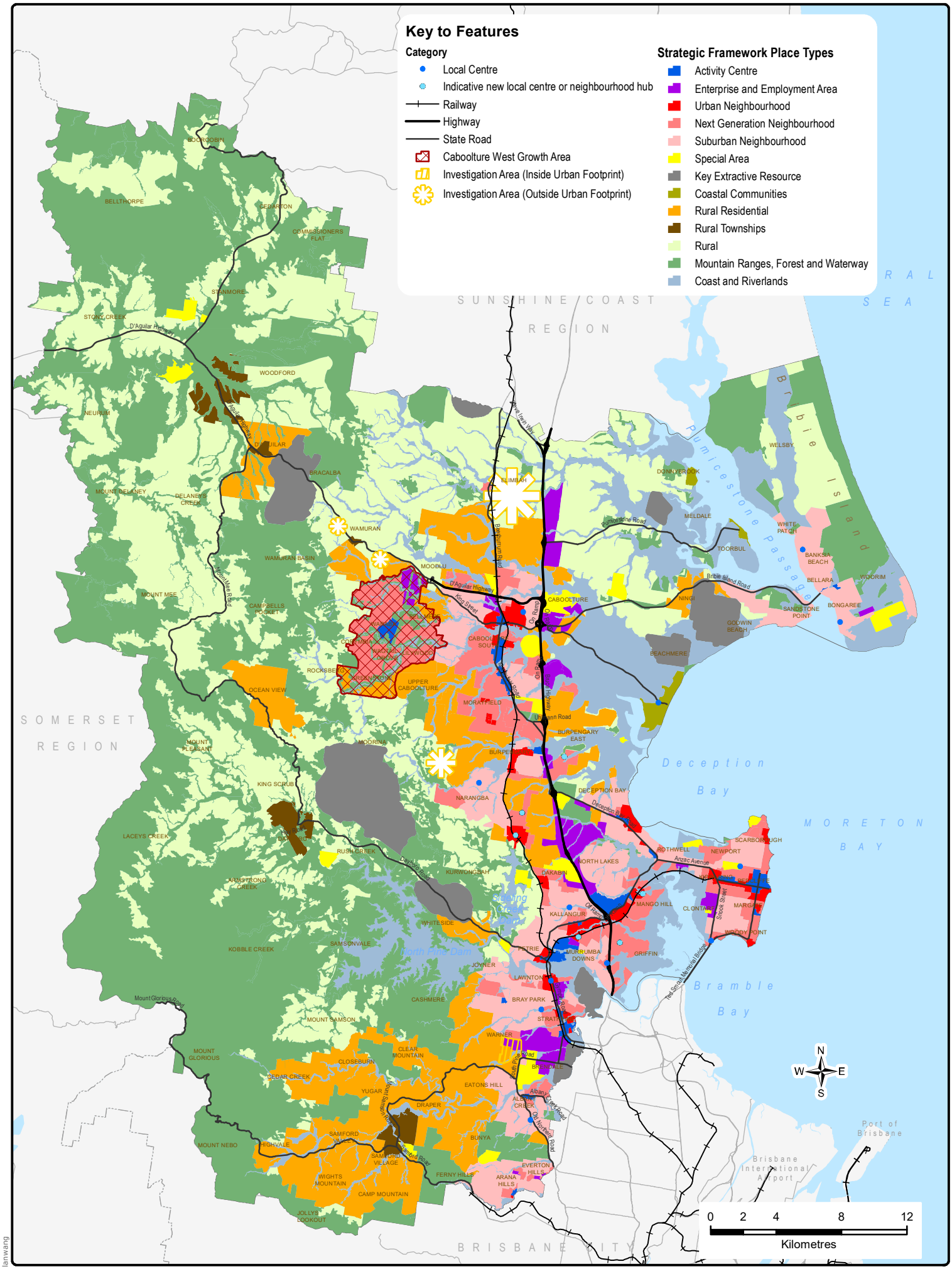
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ALLOCATION OF PLACE TYPES

MORETON BAY REGION - STRATEGIC FRAMEWORK - Map 3.14.1

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Thursday, 16 April 2026, 8:15:09 AM

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CITY OF MORETON BAY

PLANNING SCHEME
ZONING MAP

- Local plan boundary
- Local plan precincts
- Zone precincts
- Property boundaries

Zones

- General residential
- Centre
- Recreation and open space
- Environmental management and conservation
- Industry
- Community facilities
- Emerging community
- Extractive industry
- Limited development
- Rural
- Rural residential
- Township

Precinct Abbreviations

CFC - Cedarton Foresters Cooperative and Mt Nebo plant nursery
Cc - Coastal communities
Dc – District centre
Gi – General industry
Int - Interim
Lc – Local centre
Li - Light industry
Mar - Marine industry
Mib - Mixed industry and business
Ng – Next generation neighbourhood
Ri – Restricted industry
Spc - Specialised centre
Spt - Sport and recreation
Sub – Suburban neighbourhood
Tc – Township centre
Ti – Township industry
Tcv - Township convenience
Tr – Township residential
Trans - Transition
Urb – Urban neighbourhood
Util – Utilities
Msth - Morayfield South

Major Amendment No. 4 - New Map to be Inserted

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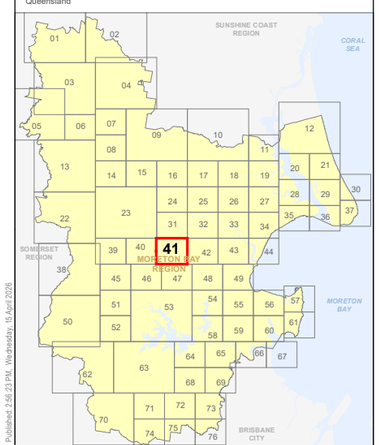
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ZM-41
Zoning Map

Published: 2:56:23 PM, Wednesday, 15 April 2026

ZM_Zoning_Map_Amend4_Adoption.mxd

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CITY OF MORETON BAY

PLANNING SCHEME
ZONING MAP

Zone precincts
Property boundaries

Zones

- General residential
- Centre
- Recreation and open space
- Environmental management and conservation
- Industry
- Community facilities
- Emerging community
- Extractive industry
- Limited development
- Rural
- Rural residential
- Township

Precinct Abbreviations

CFC - Cedarton Foresters Cooperative and Mt Nebo plant nursery
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Lc – Local centre
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Tcv - Township convenience
Tr – Township residential
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Urb – Urban neighbourhood
Util – Utilities
Msth - Morayfield South

Major Amendment No. 4 - New Map to be Inserted

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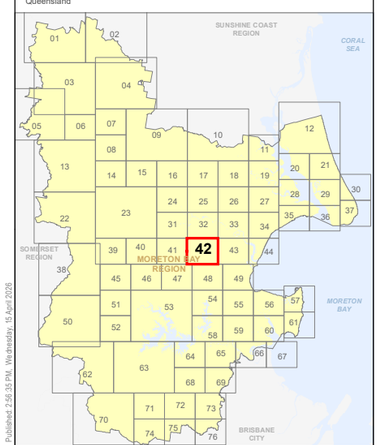
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ZM-42
Zoning Map

Joins ZM-41
Joins ZM-32
Joins ZM-43
Joins ZM-48

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CITY OF MORETON BAY

PLANNING SCHEME
MORAYFIELD SOUTH PRECINCT
- SUB-PRECINCTS

Property boundaries

Morayfield South Sub-precincts:

NGN - Next generation neighbourhood

ROS - Recreation and open space

UN - Urban neighbourhood

FSS – Future State Schools

Major Amendment No. 4 - New Map to be Inserted

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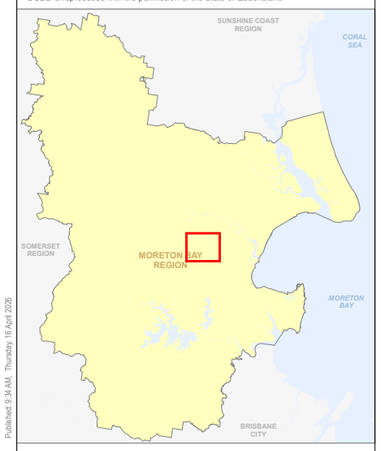
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Morayfield South Precinct

Published: 9:34 AM, Thursday, 16 April 2026

Sub-precincts_Proposed_Major_Amendment_4.mxd © 68283404

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - ACTIVE TRANSPORT

Property boundaries

Active transport

- **Primary Active Transport Network**
- **Secondary Active Transport Network**

Please read the following notes about this map:

This map shows the primary and secondary active transport networks across the region.

This overlay map assists with interpreting and applying development requirements throughout the planning scheme.

Inclusion in this map does not necessarily mean there are associated requirements.

Refer to the relevant zone code, local plan code and/or reconfiguring a lot code for requirements associated with this overlay map.

For further information regarding this overlay map, please refer to the Overlay information sheet on Council's website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

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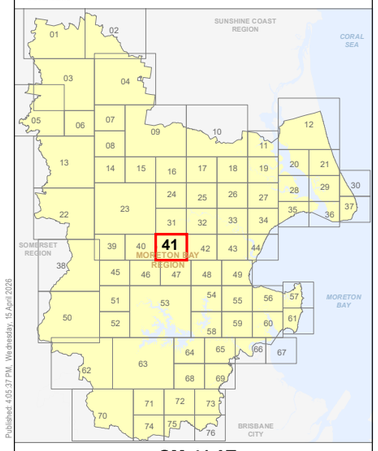
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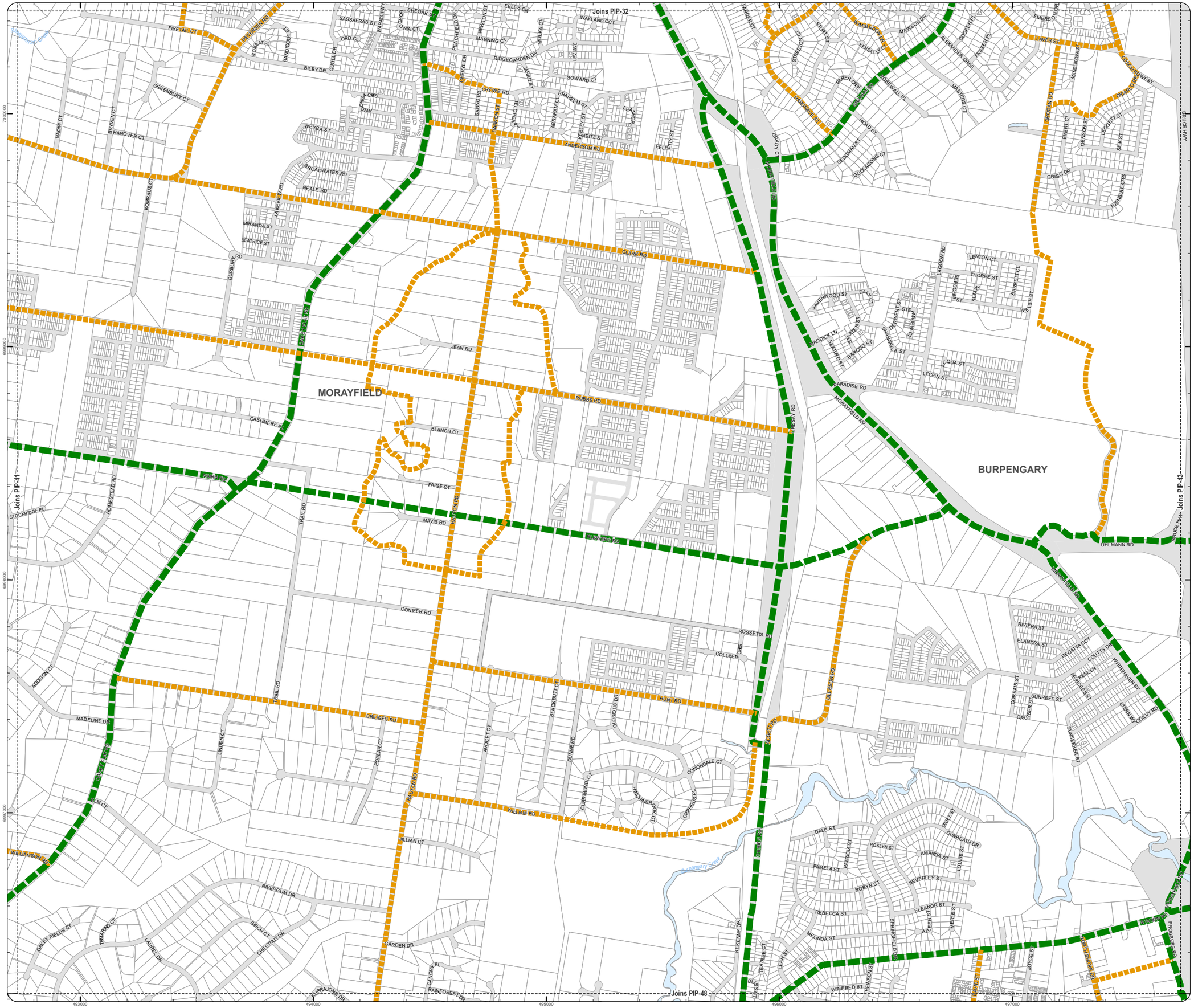
OM-41 AT Overlay Map

Published 4:05:37 PM, Wednesday, 15 April 2026

UPPER CABOOLTURE
MOORINA
MORAYFIELD
Joins PIP-31
Joins PIP-40
Joins PIP-42
Joins PIP-47
Stephaston Creek
CABOOLTURE RIVER RD
PHELPS RD
MACKNEY RD
STORMBIRD CT
SPARROWHAWK DR
GOLDFINCH CT
BUSHLARK CT
MACGINLEY RD
POCKETWOOD PL
TINNEY RD
PETERSEN RD
ORMEAU CT
KOOMBEL LOOP
LOGRUNNER DR
TATTLER CT
CREEKWOOD PL
BUSHLAND PL
MCLOUGHLIN RD
SPRINGFLATS CT
MOORINA RD
HONEYEATER CT
VERDELHO DR
RIESLING CT
MUSCAT CCT
MARTIN CT
BURGUNDY CRS
COOLBART CT
ADELONG CT
NAIRN RD
SUNBIRD CT
PANTAIL CT
WARD DR
SEMILION CT
ORLANDO CT
CHARDONNAY CT
CHABLIS CT
CABERNET CT
SAUVIGNON DR
SHIRAZ CT
BEAUDESERT CT
HOMESTEAD RD
TIMBERTRAIL PL
WOODSMOKE CT
PERIOD PL
ECKELSDORF DR
HERMITAGE PL
DONOVAN CT
FRANKLIN DES
MADELINE DR
TELFORD PL
BURNESS CT
MACLEOD DR
WINGARA DR
FOREST HILLS DR
BLAYLOCK CT
WILLIAMSON RD
ALBURY RD
DILLON RD
DAVIES ROAD RD
WILEY ST
COLLINS ST
MELBA ST
MOORINA RD
HAYWOOD RD
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OM_Active_Transport_Amendment4_Adoption.mxd



CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - ACTIVE TRANSPORT

Property boundaries

Active transport

- Primary Active Transport Network
- Secondary Active Transport Network

Please read the following notes about this map:

This map shows the primary and secondary active transport networks across the region.

This overlay map assists with interpreting and applying development requirements throughout the planning scheme.

Inclusion in this map does not necessarily mean there are associated requirements.

Refer to the relevant zone code, local plan code and/or reconfiguring a lot code for requirements associated with this overlay map.

For further information regarding this overlay map, please refer to the Overlay information sheet on Council's website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

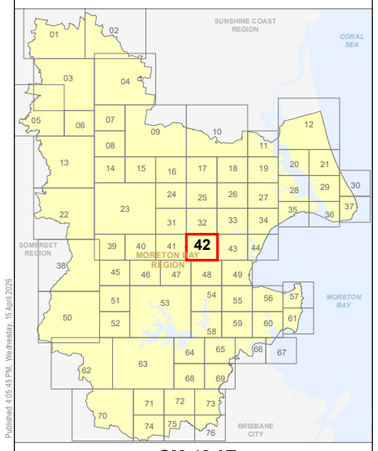
SCALE (A3): 1:15,000

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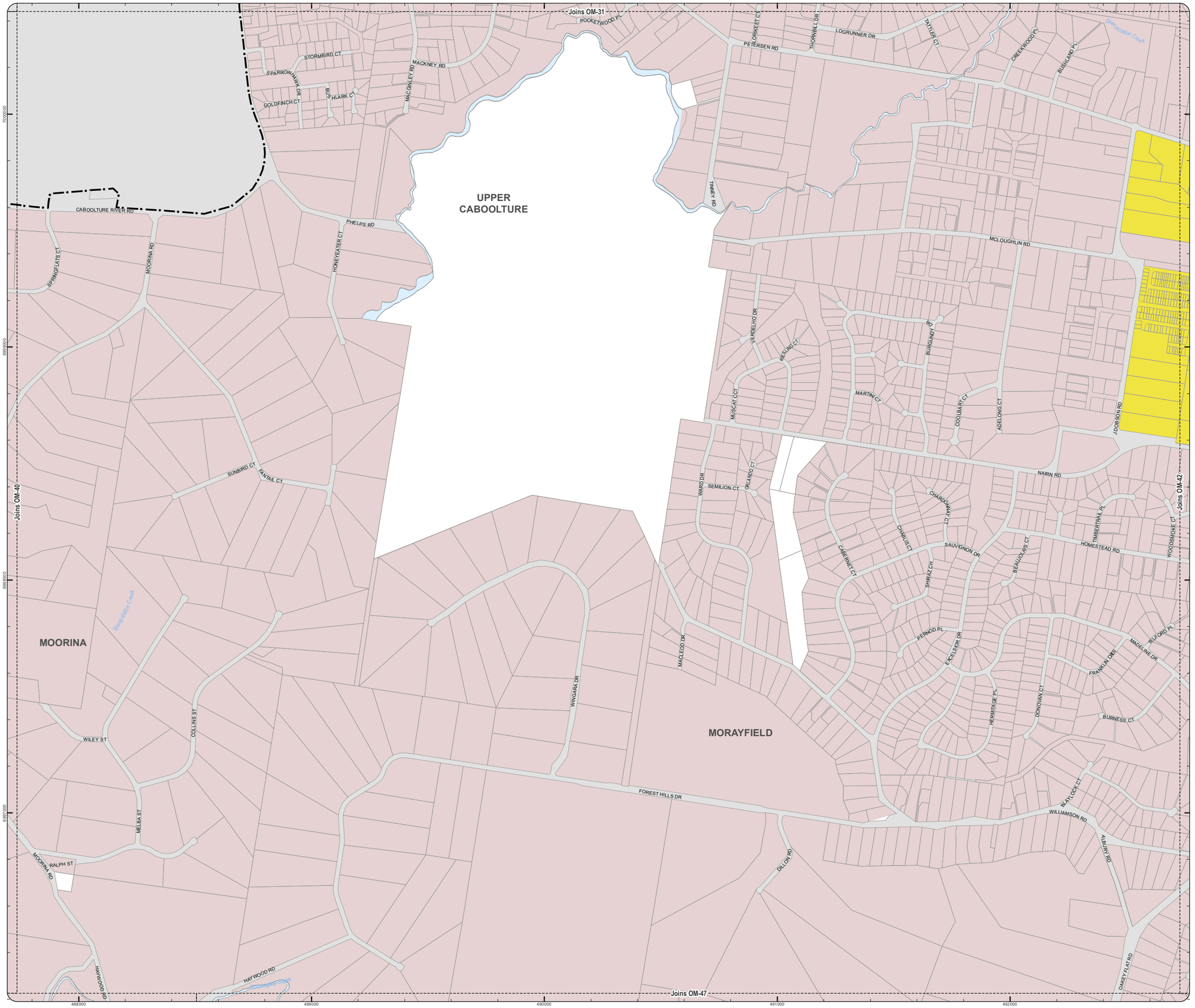


Published 4:05:45 PM, Wednesday, 15 April 2026

OM-42 AT
Overlay Map

OM_Active_Transport_Amendment4_Adoption.mxd

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUILDING HEIGHTS

Property boundaries

Building heights

- Not Specified
- Max 8.5m
- Max 12m
- Max 15m
- Max 21m & Min 5m
- Max 21m
- Max 27m & Min 8.5m
- Max 27m
- Max 30m
- Max 39m

Please read the following notes about this map:

This overlay map only affects your property if you wish to develop (e.g. change use, build or extend).

This map shows the height of buildings and structures supported by the planning scheme.

This overlay map assists with interpreting and applying development requirements throughout the planning scheme.

Refer to the relevant zone code, local plan code and development code for requirements associated with this overlay map.

For further information regarding this overlay map, please refer to the Overlay information sheet on Council's website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No.4 - New Map to be Inserted

0 200 400 600 Metres

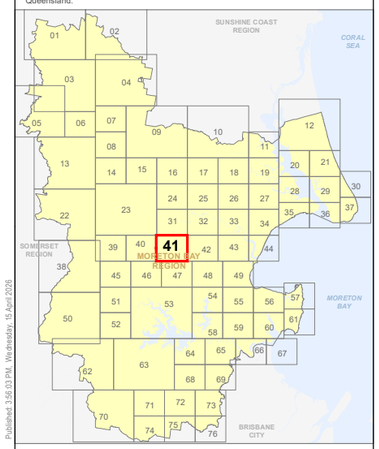
SCALE (A3): 1:15,000

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Published 3:56:03 PM, Wednesday, 15 April 2026

OM-41 BH Overlay Map

OM_Building_Heights_Amendment4_Adoption.mxd

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUILDING HEIGHTS

Property boundaries

Building heights

- Not Specified
- Max 8.5m
- Max 12m
- Max 15m
- Max 21m & Min 5m
- Max 21m
- Max 27m & Min 8.5m
- Max 27m
- Max 30m
- Max 39m

Please read the following notes about this map:

This overlay map only affects your property if you wish to develop (e.g. change use, build or extend).

This map shows the height of buildings and structures supported by the planning scheme.

This overlay map assists with interpreting and applying development requirements throughout the planning scheme.

Refer to the relevant zone code, local plan code and development code for requirements associated with this overlay map.

For further information regarding this overlay map, please refer to the Overlay information sheet on Council's website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No.4 - New Map to be Inserted

0 200 400 600 Metres

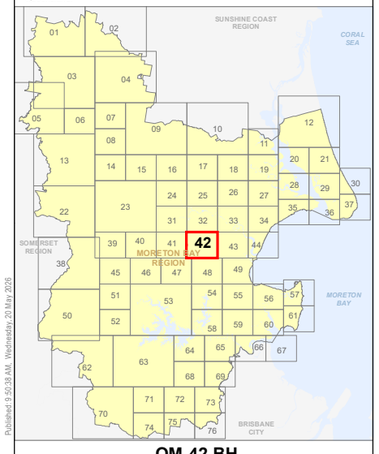
SCALE (A3): 1:15,000

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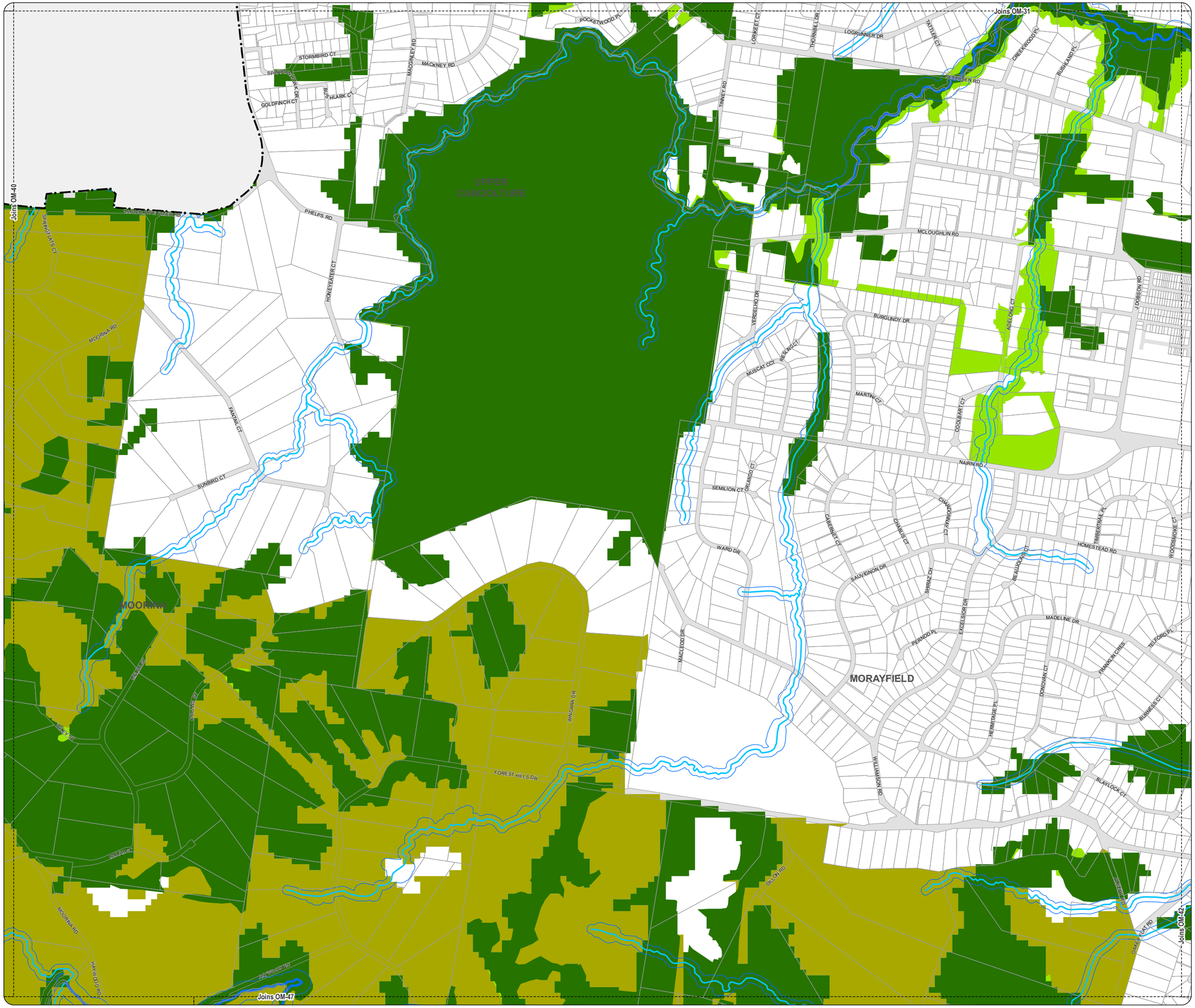


Published 9:50:38 AM, Wednesday, 20 May 2026

OM-42 BH
Overlay Map

OM_Building_Heights_Amendment4_Adoption.mxd

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - ENVIRONMENTAL AREAS

- Property boundaries

High Value Area
- MSES - Matters of State Environmental Significance
- MLES - Matters of Local Environmental Significance
- MLES - Wetlands

Value Offset Area
- MSES - Koala Offsets
- MLES Waterways buffer
- MLES Wetlands buffer
- W1 - Waterway
- W2 - Waterway
- W3 - Waterway

Please read the following notes about this overlay map:

This overlay map only affects you if you are planning to clear native vegetation on your property and your property is located in a High Value Area or Value Offset Area.

Under **State Government** requirements, planning schemes must identify areas of national, state and local environmental significance where environmental planning controls apply. This overlay map shows land important to the health and resilience of biodiversity of the environment for the Moreton Bay region. There are separate overlay maps which show preferred environmental offset receiving areas and riparian and wetland setbacks.

This map has been prepared using the latest information provided by the state government as well as a number of independent studies commissioned by Council to reflect state and local environmental interests.

It should be noted that not all native trees are captured in this map. Should you be clearing habitat trees outside of the areas captured in this map, refer to planning scheme factsheets or contact council.

Refer to the relevant zone, local plan and/or development codes for requirements associated with this overlay map.

For further information regarding this overlay, please refer to the Environmental Areas information sheet on Council's website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

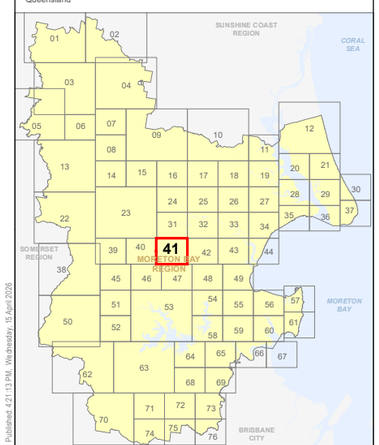
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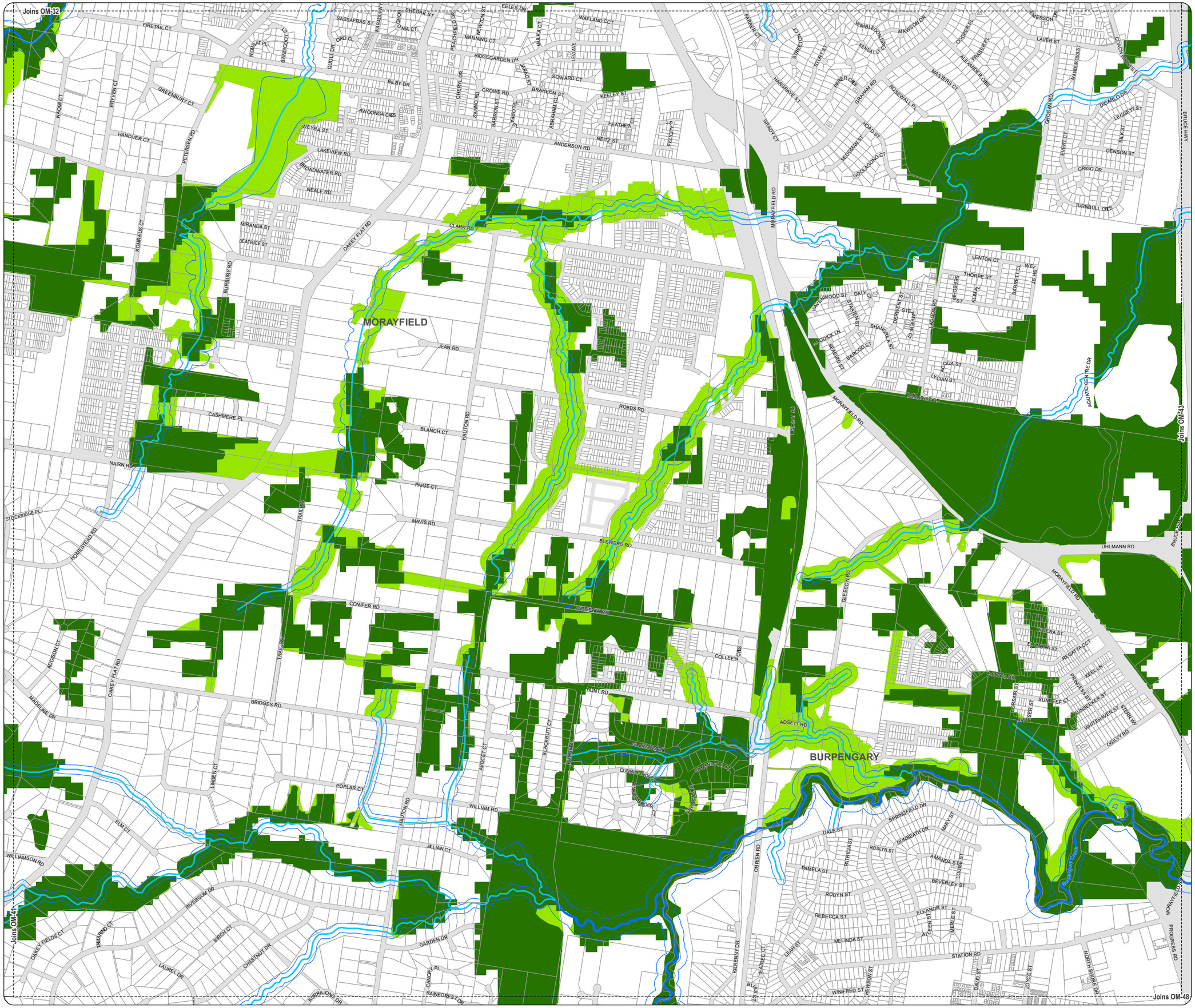


Published 4:21:13 PM, Wednesday, 15 April 2026

OM-41 EA
Overlay Map

OM_Environmental_Areas_Amendment4_Adoption.mxd

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - ENVIRONMENTAL AREAS

Property boundaries

High Value Area

- **MSES - Matters of State Environmental Significance**
- **MLES - Matters of Local Environmental Significance**
- **MLES - Wetlands**

Value Offset Area

- **MSES - Koala Offsets**
- **MLES Waterways buffer**
- **MLES Wetlands buffer**
- **W1 - Waterway**
- **W2 - Waterway**
- **W3 - Waterway**

Please read the following notes about this overlay map:

This overlay map only affects you if you are planning to clear native vegetation on your property and your property is located in a High Value Area or Value Offset Area.

Under **State Government** requirements, planning schemes must identify areas of national, state and local environmental significance where environmental planning controls apply. This overlay map shows land important to the health and resilience of biodiversity of the environment for the Moreton Bay region. There are separate overlay maps which show preferred environmental offset receiving areas and riparian and wetland setbacks.

This map has been prepared using the latest information provided by the state government as well as a number of independent studies commissioned by Council to reflect state and local environmental interests.

It should be noted that not all native trees are captured in this map. Should you be clearing habitat trees outside of the areas captured in this map, refer to planning scheme factsheets or contact council.

Refer to the relevant zone, local plan and/or development codes for requirements associated with this overlay map.

For further information regarding this overlay, please refer to the Environmental Areas information sheet on Council's website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

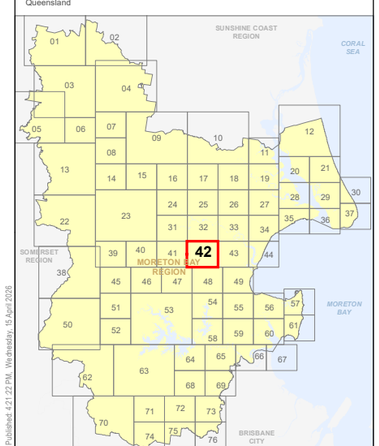
SCALE (A3): 1:15,000

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Published 4:21:22 PM, Wednesday, 15 April 2026

OM-42 EA
Overlay Map

OM_Environmental_Areas_Amendment4_Adoption.mxd

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Refer to Caboolture West local plan

Joins OM-31

UPPER CABOOLTURE

MORAYFIELD

MOORINA

Joins OM-40

Joins OM-42

Joins OM-47

7000000

6998000

6997000

488000

489000

490000

491000

492000

STORMBIRD CT
SPARROWHAWK DR
GOLDFINCH CT
SKYLARK CT
MACKNEY RD
MACKINLEY RD
POCKETWOOD PL
ORMEAU CT
THORNBILL DR
LOGRUNNER DR
PETERSEN RD
TATTLER CT
CREEKWOOD RD
BUSHLAND PL
TANNEY RD
CABOOLTURE RIVER RD
PHELPS RD
SPRINGFLATS CT
MOORINA RD
HONEYEATER CT
MCLOUGHLIN RD
VERDELHO DR
RIESLING CT
BURGUNDY CR
MUSCAT CCT
MARTIN CT
COOLBART CT
ADELONG CT
JOBSON RD
NAIRN RD
SUNBIRD CT
PANTAIL CT
WARD DR
SEMILION CT
ORLANDO CT
CHARDONNAY CT
CHARLIE CT
CABERNET CT
SAUVIGNON DR
SHIRAZ CH
BEAUJOLAIS CT
HOMESTEAD RD
TIMBERTRAIL PL
WOODSMOKE CT
PERNOD PL
EXCELSIOR DR
HERMITAGE PL
DONOVAN CT
MACLEOD DR
WINGARA DR
FRANKLIN CRES
MADELINE DR
JEFFORD PL
BURNESS CT
WILEY ST
COLLINS ST
MELBA ST
FOREST HILLS DR
BILLOWA RD
PLAYLOCK CT
WILLIAMSON RD
ALBURY RD
OAKEY FLAT RD
MOORINA RALPH ST
MOORINA RD
HAYWOOD RD

CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - ENVIRONMENTAL OFFSET RECEIVING AREAS

Property boundaries

Caboolture West Local Plan

Receiving Area

Please read the following notes about this overlay map:

This overlay map only affects you if you are clearing native vegetation and are required to undertake offset planting. This map identifies the receiving areas within which offset planting could occur.

This overlay map assists with interpreting and applying development requirements throughout the planning scheme.

Inclusion on this map does not mean there are associated requirements.

Refer to the Values and constraints assessment criteria relating to Environmental areas in relevant zone code, local plan code and/or development codes for requirements associated with this overlay map.

For further information regarding this overlay, please refer to the information sheets on Council's planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

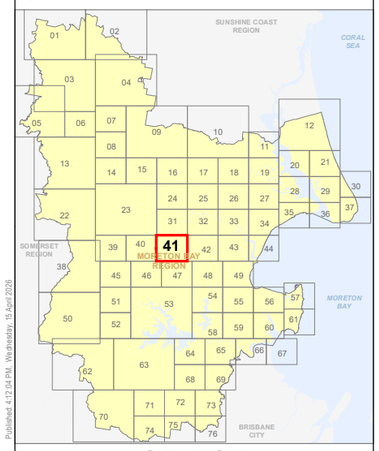
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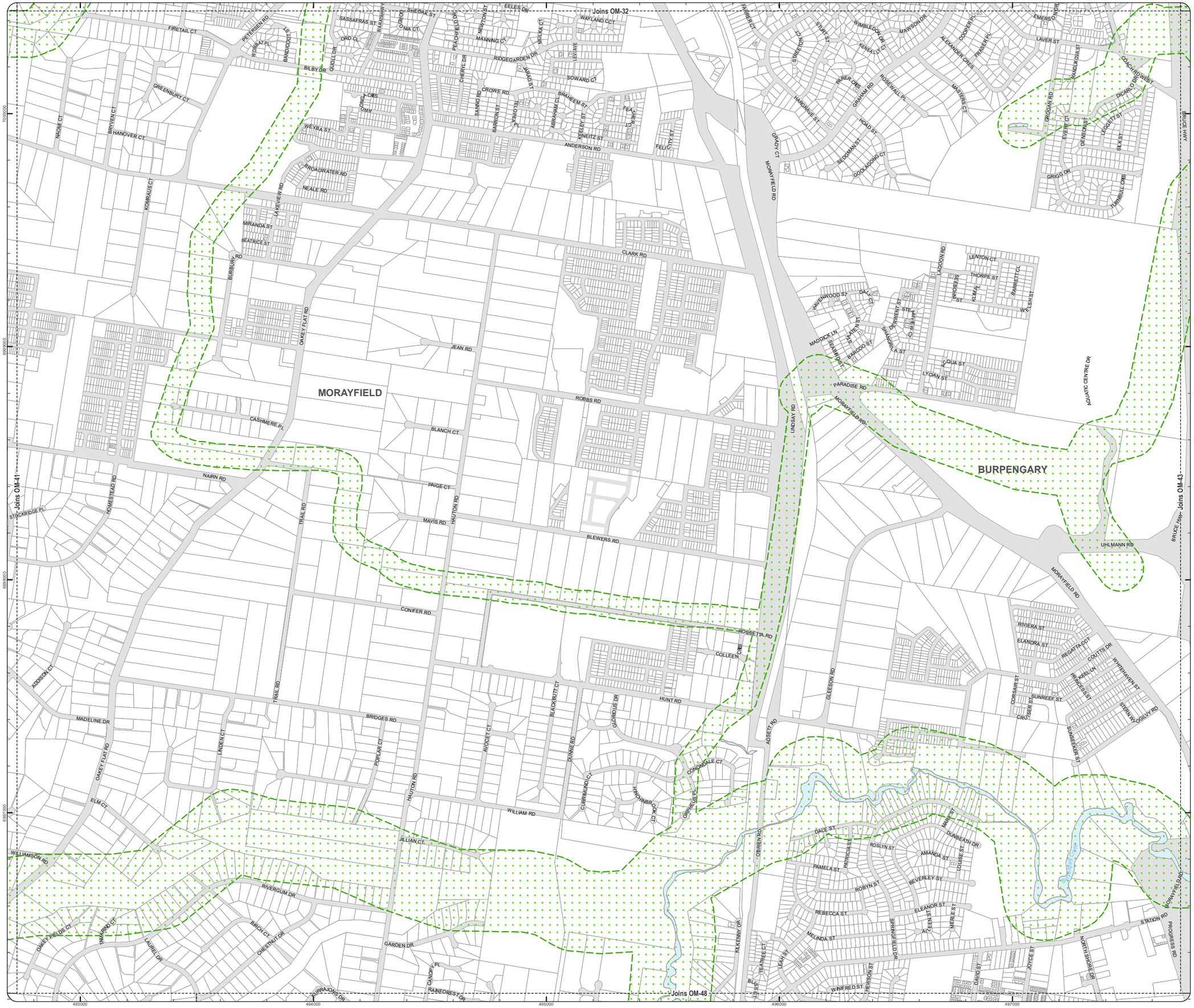


OM-41 EORA Overlay Map

Published 4:12:04 PM Wednesday, 15 April 2026

OM_Environmental_Offset_Receiving_Areas_Amendment_Adoption.mxd

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - ENVIRONMENTAL OFFSET RECEIVING AREAS

Property boundaries

Receiving Area

Please read the following notes about this overlay map:

This overlay map only affects you if you are clearing native vegetation and are required to undertake offset planting. This map identifies the receiving areas within which offset planting could occur.

This overlay map assists with interpreting and applying development requirements throughout the planning scheme.

Inclusion on this map does not mean there are associated requirements.

Refer to the Values and constraints assessment criteria relating to Environmental areas in relevant zone code, local plan code and/or development codes for requirements associated with this overlay map.

For further information regarding this overlay, please refer to the information sheets on Council's planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

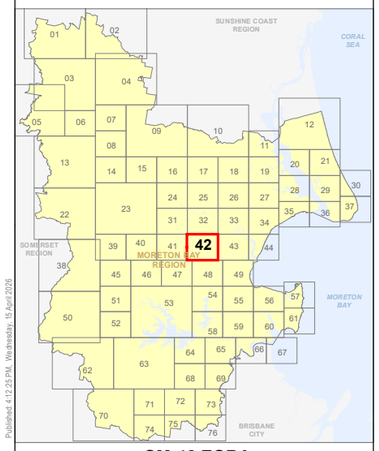
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DCDB Version: February 2026
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Published: 4:12:25 PM, Wednesday, 15 April 2026

OM-42 EORA
Overlay Map

OM_Environmental_Offset_Receiving_Areas_Amendment4_Adoption.mxd

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - ROAD HIERARCHY

Property boundaries

Priority Development Area

State-controlled roads

- Motorway
- State arterial
- State sub-arterial

Council-controlled roads

- Council arterial
- Proposed Council arterial
- Council sub-arterial
- Proposed Council sub-arterial
- Council district collector
- Proposed Council district collector
- Council local collector
- Proposed Council local collector

Please read the following notes about this map:

This map shows the hierarchy of Council and State controlled roads.

Roads not identified on this map are taken to be access streets.

This overlay map assists with interpreting tables of assessment and applying development requirements throughout the planning scheme.

Inclusion in this map does not necessarily mean there are associated requirements.

Refer to relevant tables of assessment, zone code, local plan code and/or development codes for requirements associated with this overlay map.

Development adjacent to State-controlled roads is subject to separate requirements as may be determined by the State from time to time. Refer to the Queensland Department of Transport and Main Roads (www.tmr.qld.gov.au)

For further information regarding this overlay map, please refer to the Overlay information sheet on Council's website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

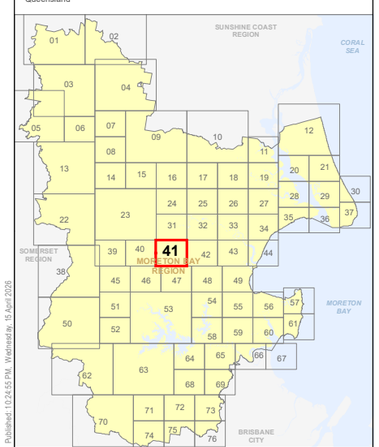
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Published 1:0:24:55 PM, Wednesday, 15 April 2026

OM-41 RH
Overlay Map

ROCKSBERG
UPPER CABOOLTURE
MOORINA
MORAYFIELD
BURPENGARY
Joins OM-31
Joins OM-42
Joins OM-40
Joins OM-47
CABOOLTURE RIVER RD
PHELPS RD
HORNIMAN RD
SPRINGFLATS CL
HONEYEATER CT
STORMBIRD CT
SPARROWHAWK DR
GOLDFINCH CT
SKYLARK CT
MACGINLEY RD
MACKNEY RD
POCKETWOOD PL
PETERSEN RD
THORNBILL DR
LORIKEET CT
LOGRUNNER DR
TATTLER CT
CREEKWOOD PL
BUSHLAND PL
Stephaddon Creek
TINNEY RD
MCLOUGHLIN RD
VERDELHO DR
RIESLING CT
BURGUNDY CR
MARTIN CT
MUSCAT CCT
COOLBART CT
ADELONG CT
MARSDEN RD
SUNBIRD CT
TANTAL CT
WILEY ST
COLLINS ST
WELBA ST
WYNDARA DR
FORESTHILLS DR
RALPH ST
HAWKWOOD RD
Buhrigarra Creek
DILLON RD
WARD DR
SEMILION CT
ORLANDO CT
CHARDONNAY CT
CHABLIS CT
CABERNET CT
SAUVIGNON DR
SHIRAZ CH
BEAUJOLAIS CT
PERNOD PL
MACLEOD DR
HERMITAGE PL
DONOVAN CT
HOMESTEAD RD
TIMBERTRAIL PL
WOODSMOKE CT
MADELINE DR
TELFORD PL
FRANKLIN DR
BURNESS CT
BLAYLOCK CT
WILLIAMSON RD
ALBURY RD
SUNSHINE MOTORWAY
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6998000
6997000
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OM_Road_Hierarchy_Amendment4_Adopt.mxd

CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - ROAD HIERARCHY

Property boundaries

Priority Development Area

State-controlled roads

- Motorway
- State arterial
- State sub-arterial

Council-controlled roads

- Council arterial
- Proposed Council arterial
- Council sub-arterial
- Proposed Council sub-arterial
- Council district collector
- Proposed Council district collector
- Council local collector
- Proposed Council local collector

Please read the following notes about this map:

This map shows the hierarchy of Council and State controlled roads.

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This overlay map assists with interpreting tables of assessment and applying development requirements throughout the planning scheme.

Inclusion in this map does not necessarily mean there are associated requirements.

Refer to relevant tables of assessment, zone code, local plan code and/or development codes for requirements associated with this overlay map.

Development adjacent to State-controlled roads is subject to separate requirements as may be determined by the State from time to time. Refer to the Queensland Department of Transport and Main Roads (www.tmr.qld.gov.au)

For further information regarding this overlay map, please refer to the Overlay information sheet on Council's website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

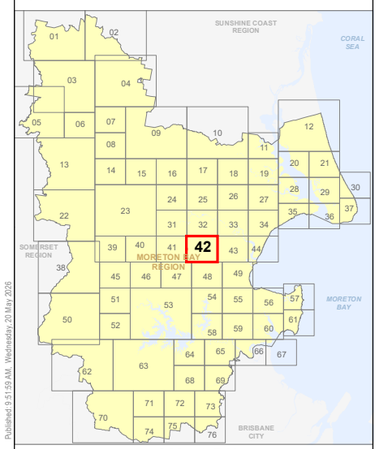
SCALE (A3): 1:15,000

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OM-42 RH
Overlay Map

Published 9:51:59 AM Wednesday, 20 May 2026

OM_Road_Hierarchy_Amendment4_Adopt.mxd

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CITY OF MORETON BAY

MORAYFIELD SOUTH
STRUCTURE PLAN

PETERSEN ROAD
MORAYFIELD ROAD
ANDERSON ROAD
CLARK ROAD
ROBBS ROAD
NAIRN ROAD
BREWERS ROAD
HUNT ROAD
BRIDGES ROAD
J DOBSON ROAD
OAKEY FLAT ROAD
HAUTON ROAD
GLEESON ROAD
STATION ROAD
Petersen Road Sports Ground
Gympie Creek
Lindsay Road Sports Ground
Moreton Bay Central Sports Complex
Burpengary Environmental Park
Burpengary Creek
FSPS
FSSS
1.
2.
3.
4.

0 240 480 720 Metres

SCALE (A3): 1:18,000

N

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FEBRUARY 2026 | VERSION 15

- Boundary
- Existing Local Roads
- Arterial
- Sub Arterial
- District Collector Road
- Desired Local Road Connection
- State Road
- Rail Line
- Rural Residential Interface
- Future Overpass
- Off-road Shared Pathway
- District Sports Park
- Environmental Corridor*
- Existing Sports Park
- Next Generation Neighbourhood
- Urban Neighbourhood

- Community Facility
- Local Centre
- Neighbourhood Hub
- District Recreation Park 1
  Refers to - Part of Lot 3 on RP195466, Part of Lot 4 on RP195466, Part of Lot 1 on RP173329 and Part of Lot 8 on RP118978
- District Recreation Park 2
  Refers to- Lot 1 on RP192342 and Lot 2 on RP192342
- District Recreation Park 3
  Refers to- Lot 1 on RP194129, Lot 2 on RP134995, Lot 2 on RP213128 and Lot 3 on RP213128
- District Recreation Park 4
  Refers to - Lot 19 on RP169607 and Lot 31 on RP82952

Future State Schools Sub-Precinct

- FSPS — Future State Primary School**
  Refers to - Lot 22, lot 23, lot 24 and lot 25 on RP169606
- FSPS — Future State Primary School**
  Refers to - Lot 5 and lot 92 on RP192384, Lot 119 on SL4965, Lot 1 and lot 2 on RP147878, Lot 4 on RP178789
- FSPS — Future State Primary School**
  Refers to - Lot 1 on RP193758, Lot 1 and lot 2 on RP190758, Lot 27 and lot 28 on RP193246, Lot 1 and lot 2 on RP193386
- FSSS — Future State Secondary School**
  Refers to - Lot 9 and lot 10 on RP169591,Lot 4 on RP123021, Lot 7 on RP171283,Lot 8 and lot 11 on RP896073, Lot 23 on SP344065

Major Amendment No. 4 - New Map to be Inserted

*Environmental Corridor shown here includes Matters of State Environmental Significance (MSES), Matters of Local Environmental Significance (MLES, included on Overlay Map - Environmental Areas), Koala Habitat Area (Core & Locally refined) and Riparian and Wetland Setbacks (included on Overlay Map - Riparian & Wetland Setbacks). For further detailed mapping refer to relevant State mapping or overlay maps of the MBRC Planning Scheme.

**these areas are intended to be developed as Educational Establishments only. Schools locate in the areas identified to provide education facilities to service the Morayfield South population.

Published: 12:21 PM, Wednesday, 15 April 2026

NPS_V1_Supporting_Map.mxd

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MBRC Planning Scheme
it's our place

Appendix B
(Part 2)



Morayfield South Emerging Community Area
(TLPI Response)

Moreton Bay Regional Council Planning Scheme 2016
Major Amendment No. 4:
Morayfield South Emerging Community Area (TLPI Response) and Designated Bushfire Prone Areas

CITY OF MORETON BAY

Outside Moreton Bay Region Local Government Area

Outside Moreton Bay Region Local Government Area

Joins OM-02

Joins OM-03

BOOROOBIN

BELLTHORPE

BRUNCKS RIDGE RD

BELLTHORPE WEST RD

BELLTHORPE RANGE RD

KERR RD

MEARS CA

CAMPBELLS RD

7037000
7036000
7035000
7034000
7033000
7032000
7031000
7030000
7029000

467000
468000
469000
470000
471000
472000
473000
474000
475000
476000

CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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For further information regarding this overlay, please refer to the Bushfire Prone Area information sheet on Council'st planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 400 800 1,200 Metres

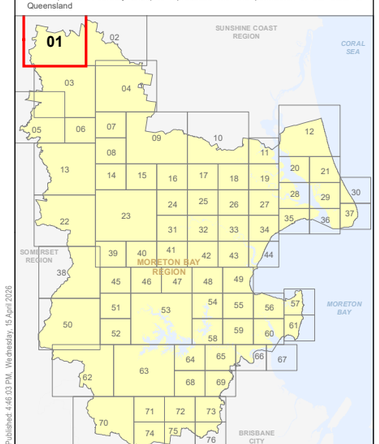
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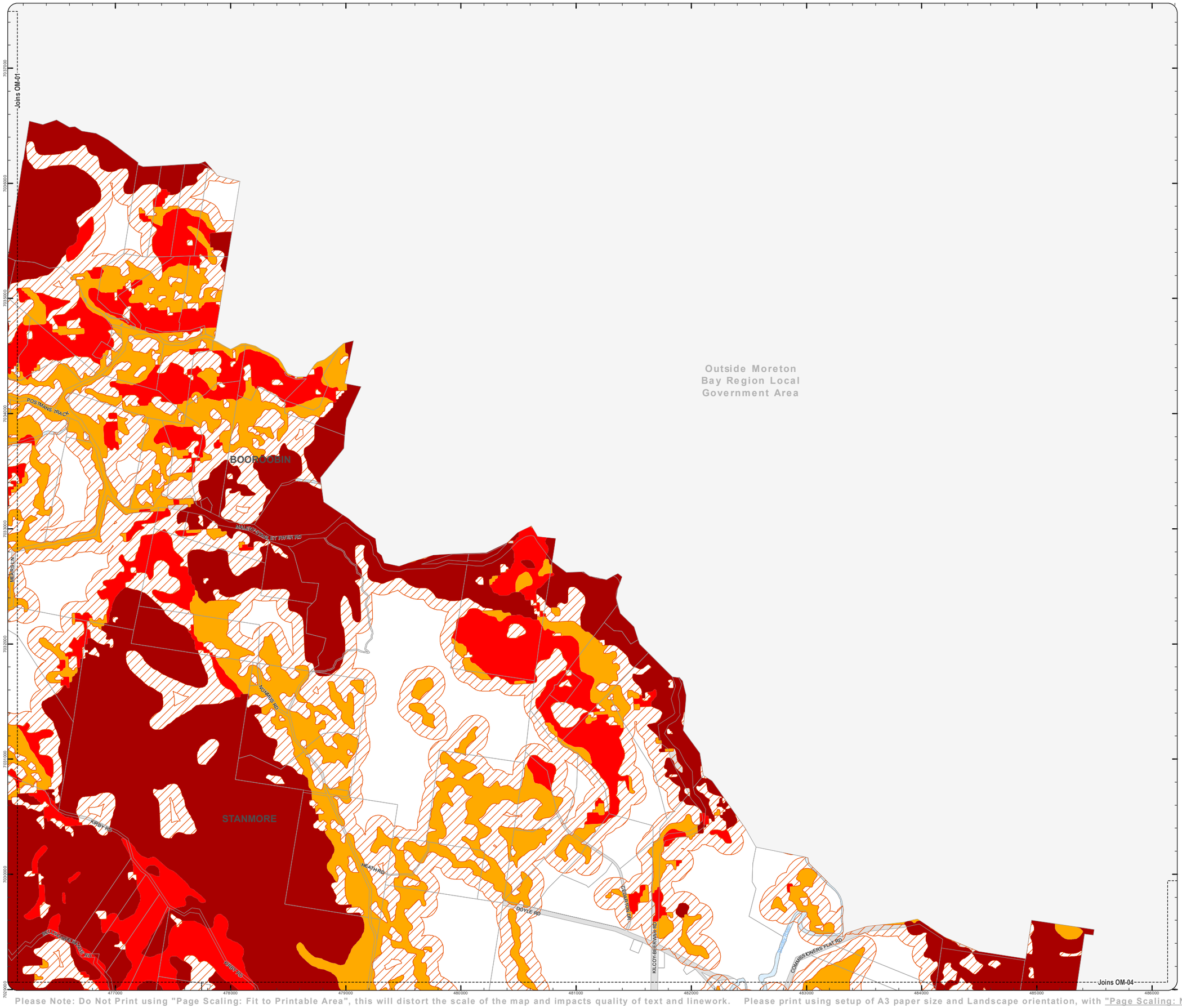


OM-1 BFH
Overlay Map

Published: 4:46:03 PM, Wednesday, 15 April 2026

Z:\App Data\GisData\Planning Division\01 Planning Scheme\Amendment\06 Proposed_Major_Amendment_4\Adopted\OM_Bushfire Hazard_Amendment4_Adoption.mxd

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

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Major Amendment No. 4 - New Map to be Inserted

0 400 800 1,200 Metres

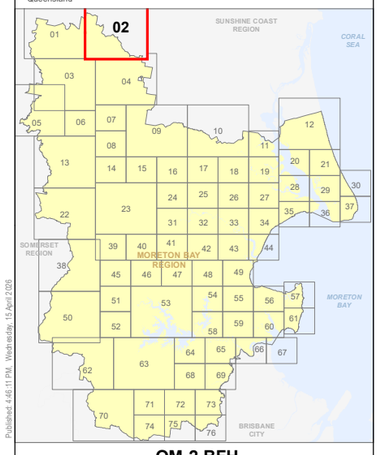
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OM-2 BFH
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Joins OM-01

Joins OM-04

Joins OM-05

Outside Moreton Bay Region Local Government Area

BELLTHORPE

STANMORE

STONY CREEK

WOODFORD

BELLTHORPE-WOODFORD RD

FLETCHER RD

LAWRENCE RD

WILKES RD

MOUNTFORD RD

EATON LN

JENKINSONS RD

WRIGHT RD

HESSION RD

PRATT RD

KLOOVERBERWAH RD

HART RD

WOODROW RD

COVE RD

STONY CREEK RD

BROUGH DR

D'AGUILAR HWY

BREMNER RD

FRIEDWIG RD

CRUISE RD

OLD COVE RD

STRUD RD

BURNETT RS

7029000
7028000
7027000
7026000
7025000
7024000
7023000
7022000
7021000

468000
469000
470000
471000
472000
473000
474000
475000
476000
477000

CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

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Major Amendment No. 4 - New Map to be Inserted

0 400 800 1,200 Metres

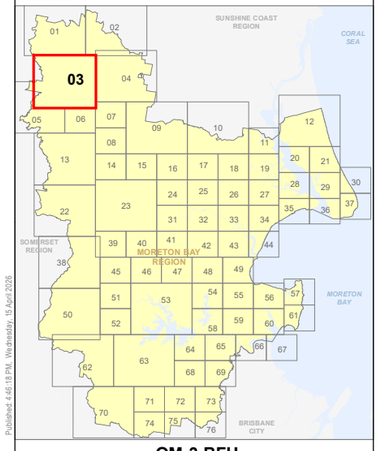
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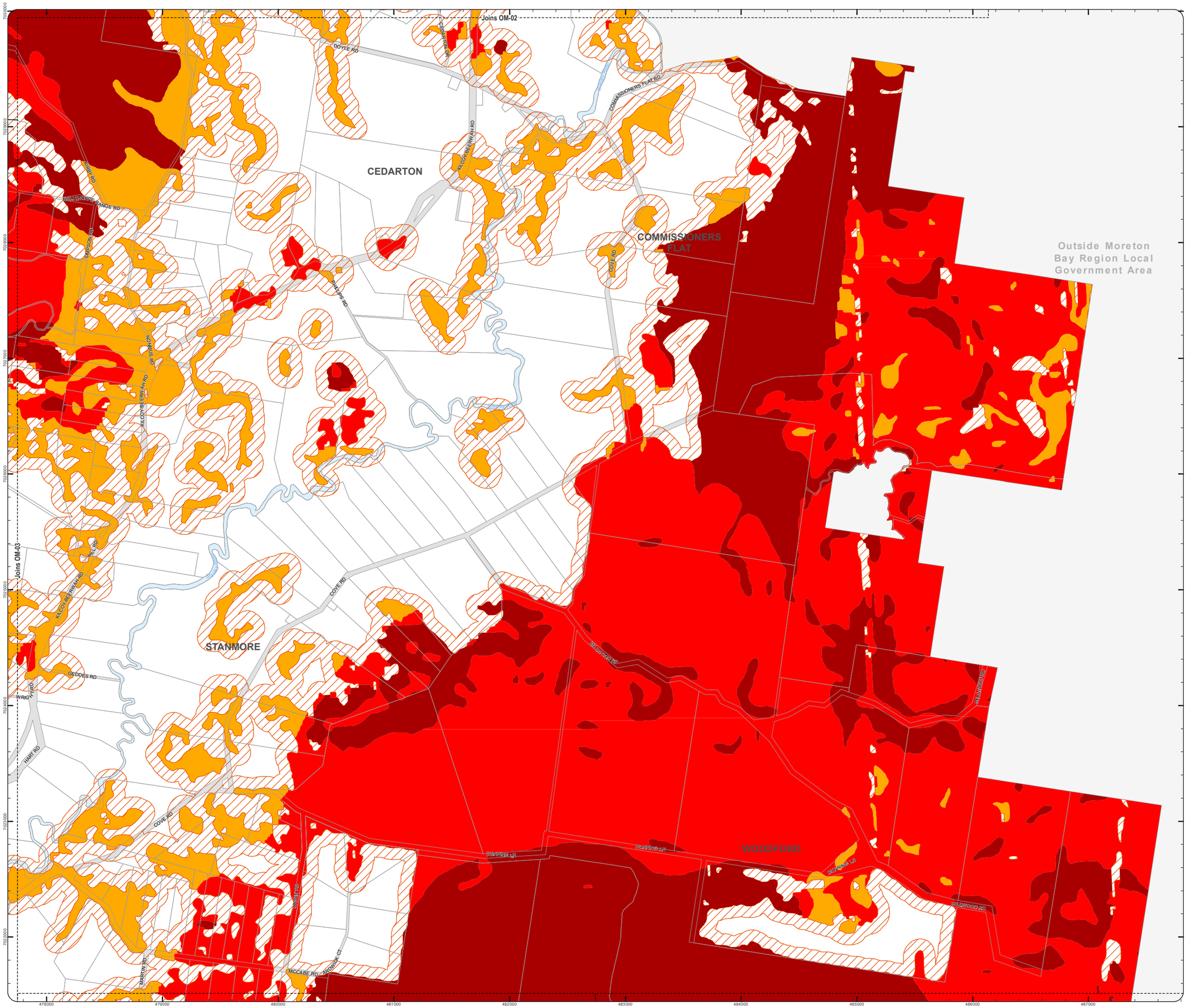
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OM-3 BFH
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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

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Major Amendment No. 4 - New Map to be Inserted

0 400 800 1,200 Metres

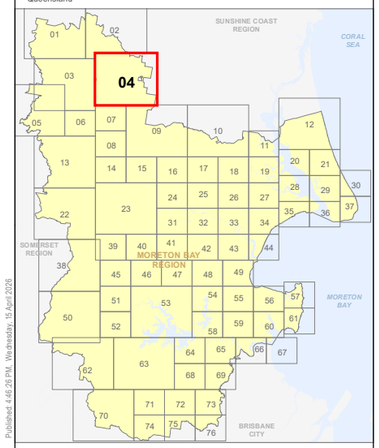
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OM-4 BFH Overlay Map

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Joins OM-03

Outside Moreton Bay Region Local Government Area

STONY CREEK

NEURUM

WILKES RD
FLETCHER RD
MOUNT TOOLD RD
EATON LN
HESSION RD
STONY CREEK RD
D'AGUILAR HWY
BROUGH DR
SIRL RD
HOLMWOOD RD
BACK RD
KING RD
MORRISON RD
STANTON RD
NEURUM RD
PERKINS RD

7024000
7023000
7022000
7021000
7020000
7019000
7018000
7017000

463000
464000
465000
466000
467000
468000
469000
470000
471000
472000

CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

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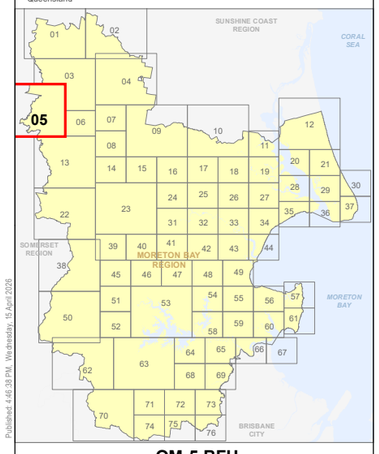
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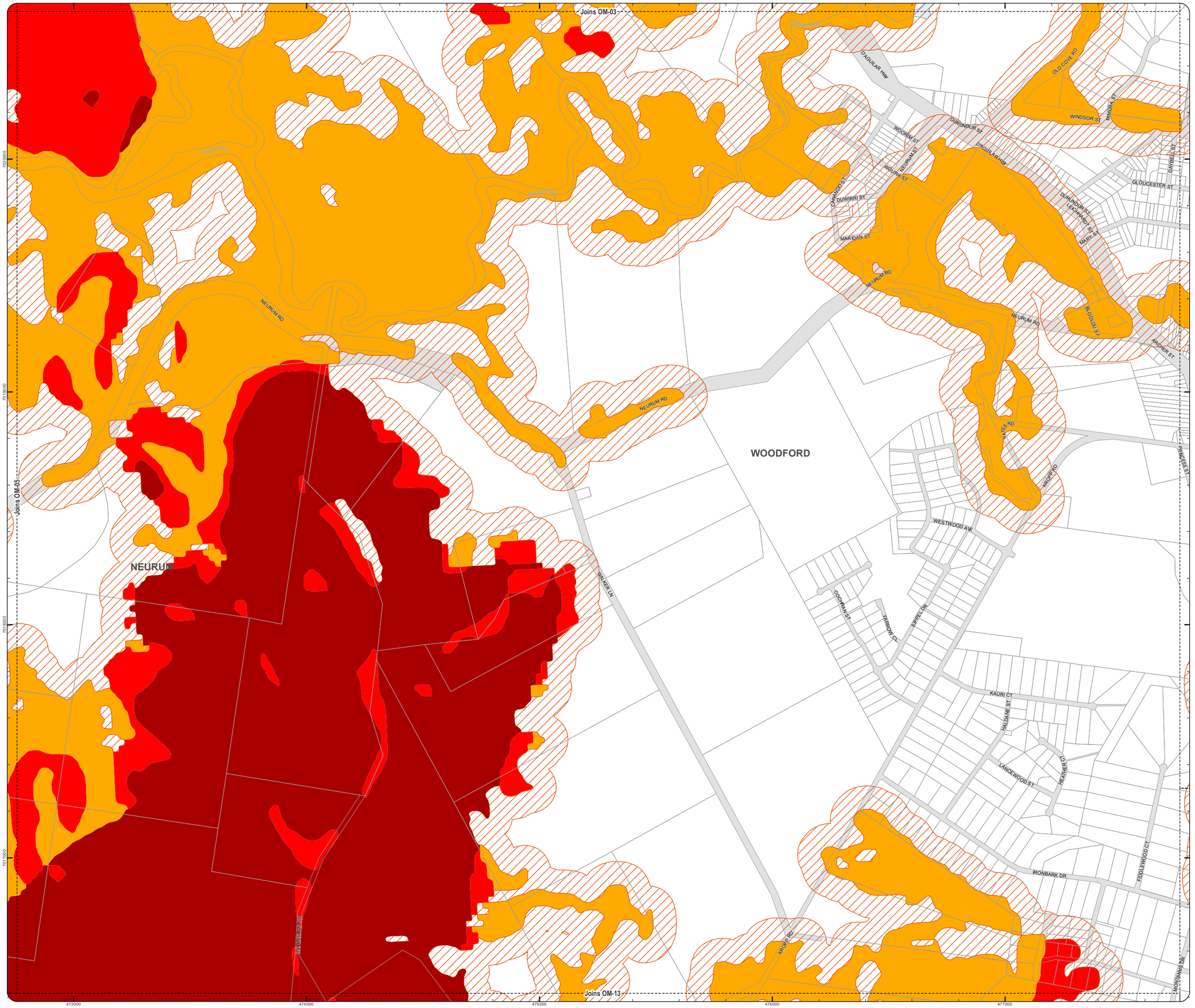


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OM-5 BFH
Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

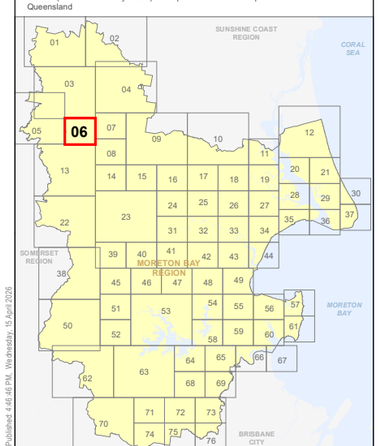
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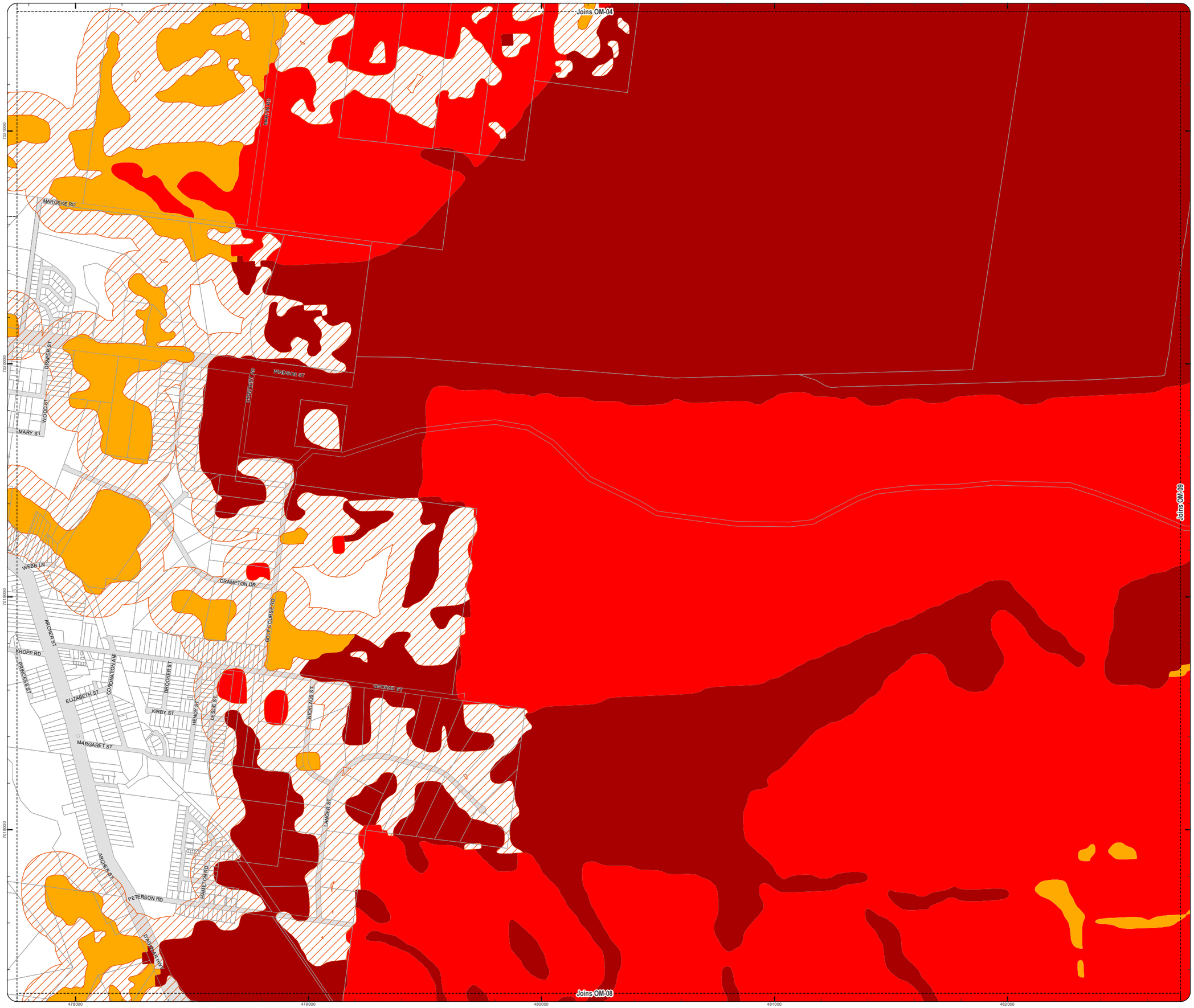
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OM-6 BFH Overlay Map

Published 4:46:46 PM, Wednesday, 15 April 2026
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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

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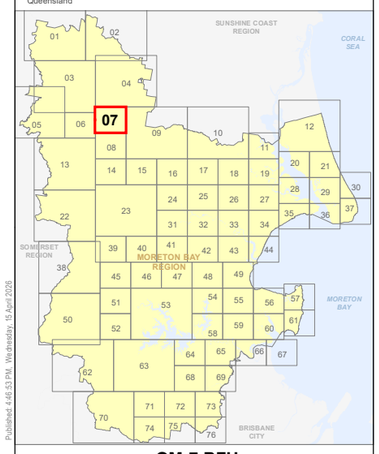
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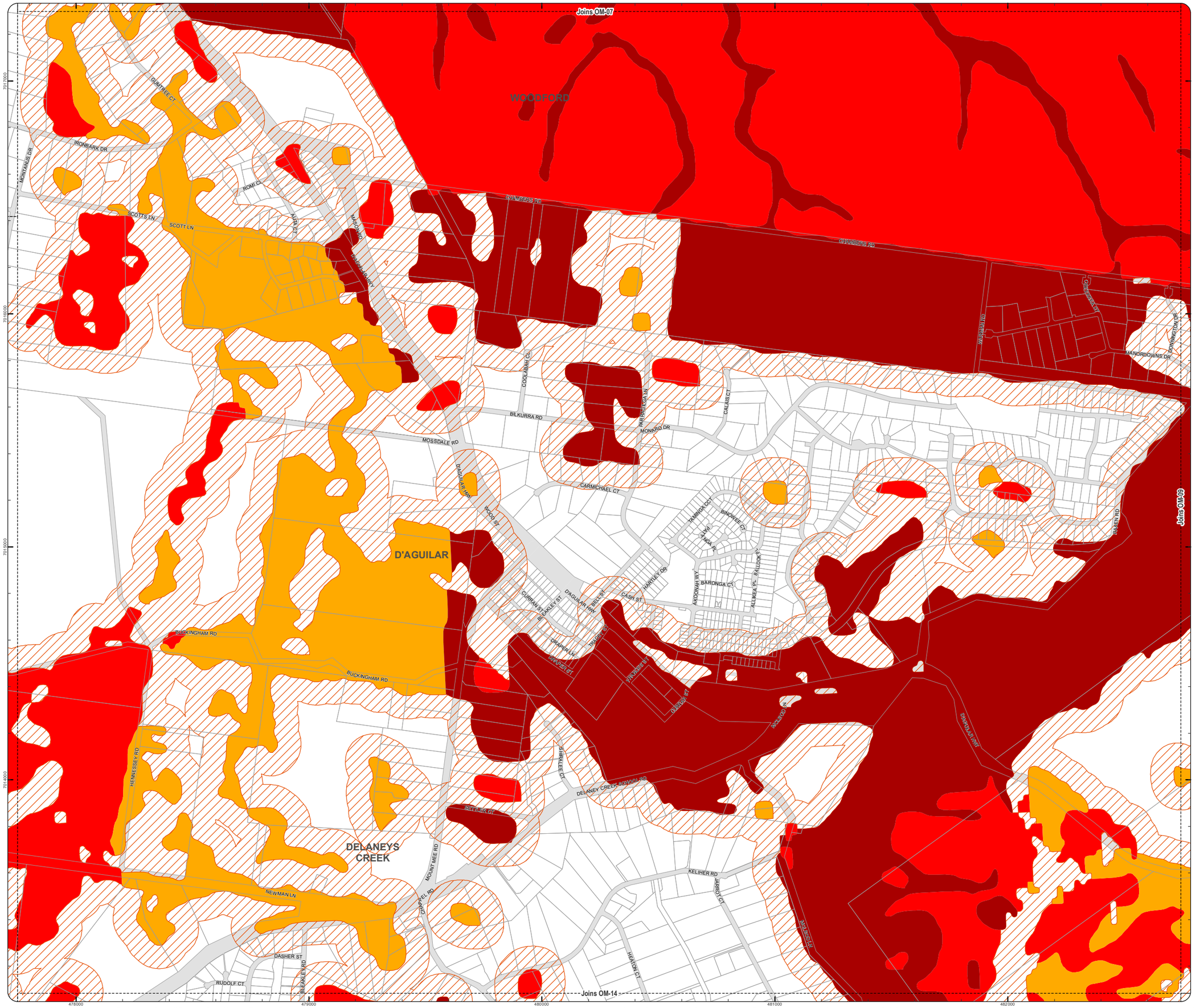
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OM-7 BFH
Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

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- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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0 200 400 600 Metres

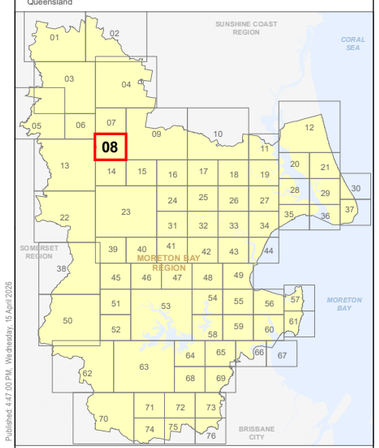
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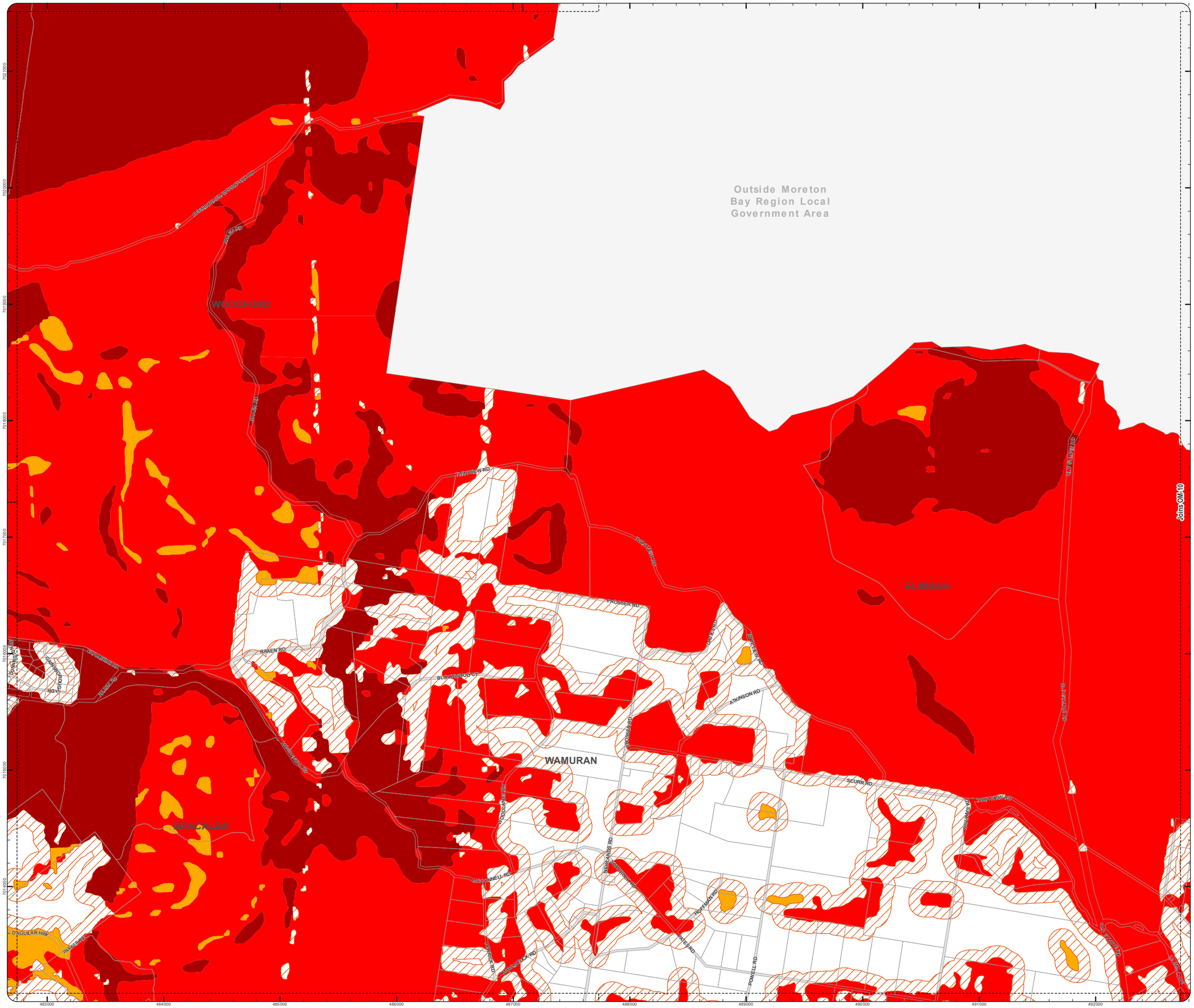


OM-8 BFH
Overlay Map

Published 4:47:07 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

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- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
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Major Amendment No. 4 - New Map to be Inserted

0 400 800 1,200 Metres

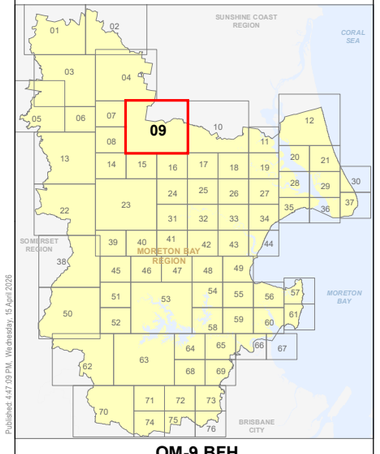
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OM-9 BFH
Overlay Map

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Outside Moreton Bay Region Local Government Area

Joins OM-09

EATON RD
BESOMBIN CREEK RD
DIXIE CREEK RD
BESOMBIN CREEK RD
STEVE IRWIN WY
OLD PINE MOUNTAIN RD
BRUNSWICK RD
BESOMBIN CREEK RD
ELIMBAH
BRUNSWICK RD
CARAWATHA RD
BLACKBURN RD
ROSE CREEK RD
TWIN VIEW RD
SOLDIER RD
BESOMBIN CREEK RD
Elimbah Creek

7017000
7016000
7015000
7014000
7018000
7019000
7020000
7021000

493000
494000
495000
496000
497000
498000
499000
500000
501000
502000

CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

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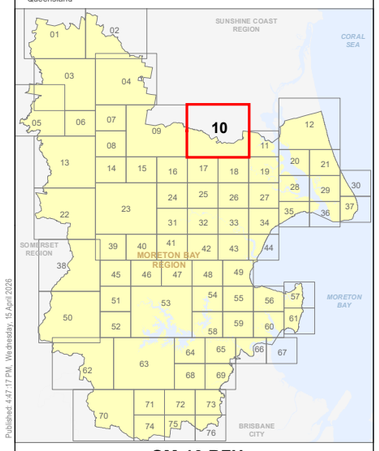
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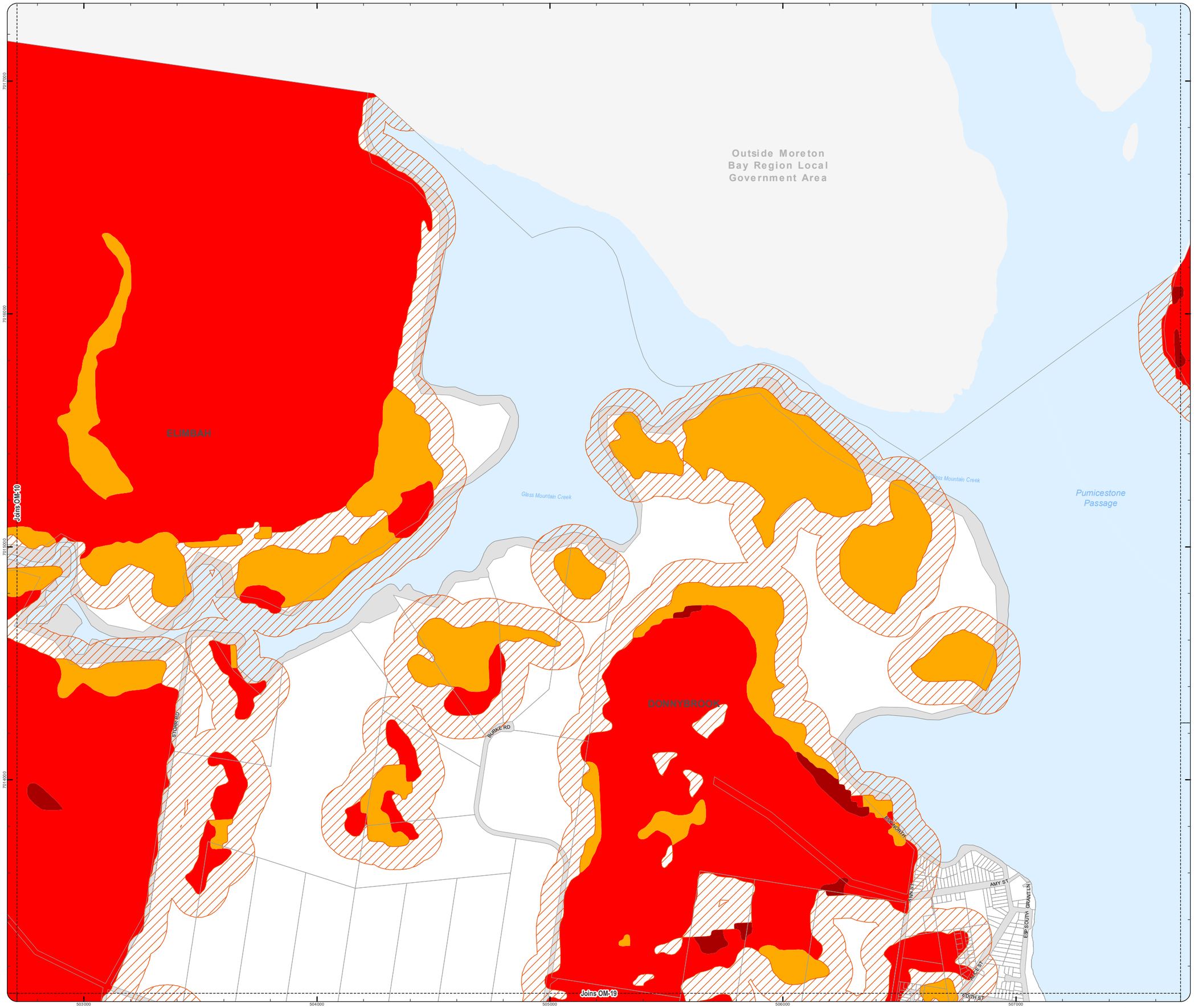


Published: 4:47:17 PM, Wednesday, 15 April 2026

OM-10 BFH Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

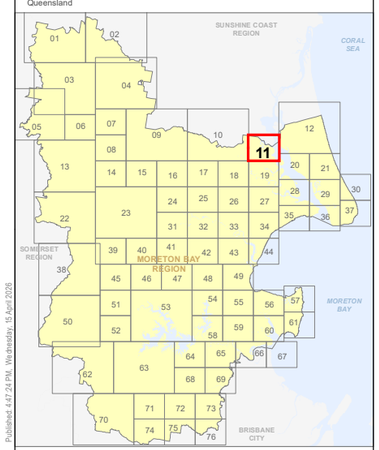
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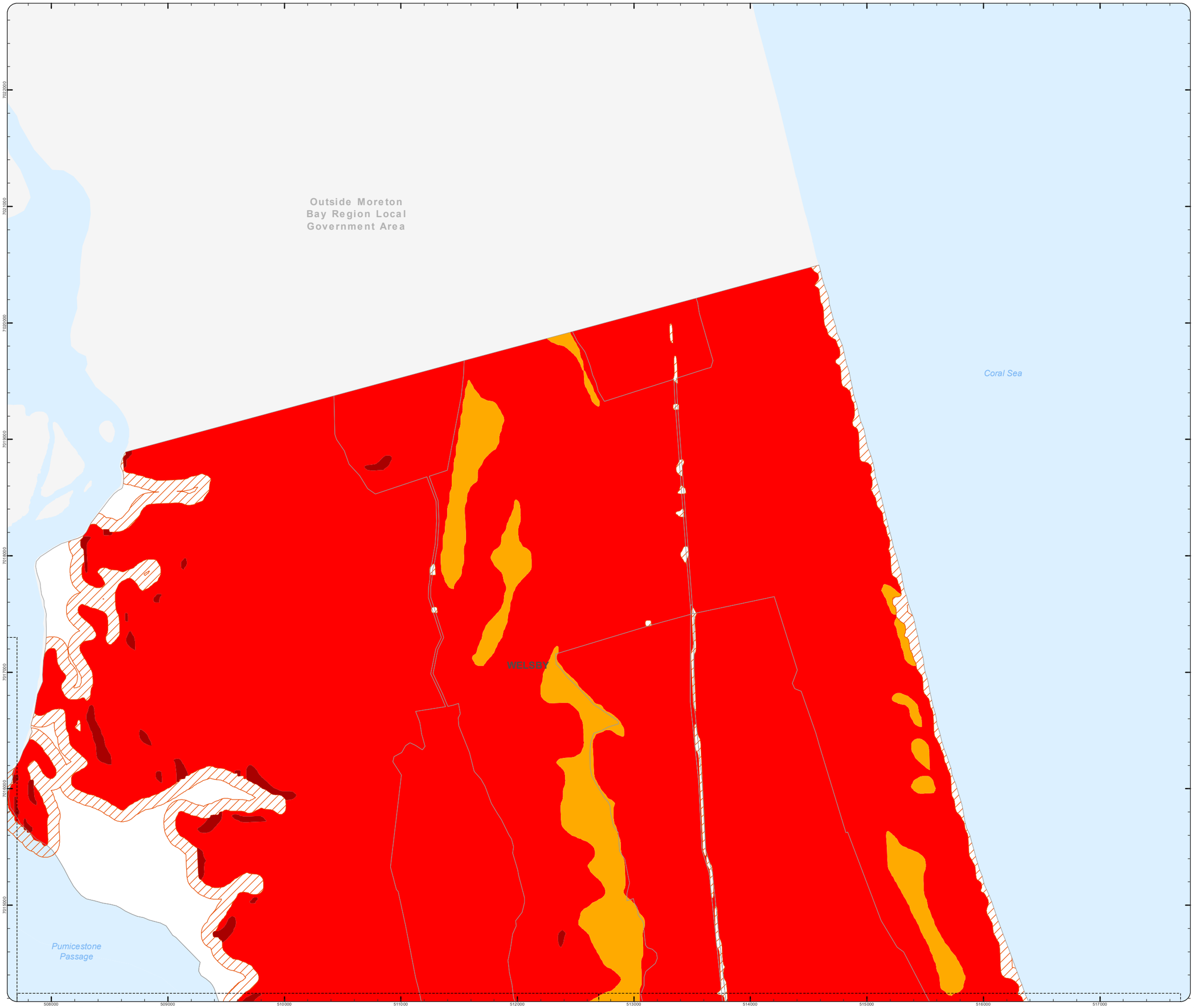


OM-11 BFH Overlay Map

Published 4:47:24 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

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0 400 800 1,200 Metres

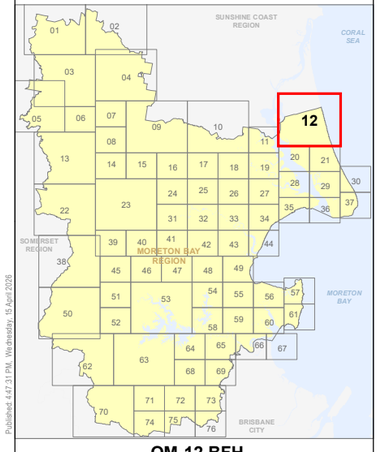
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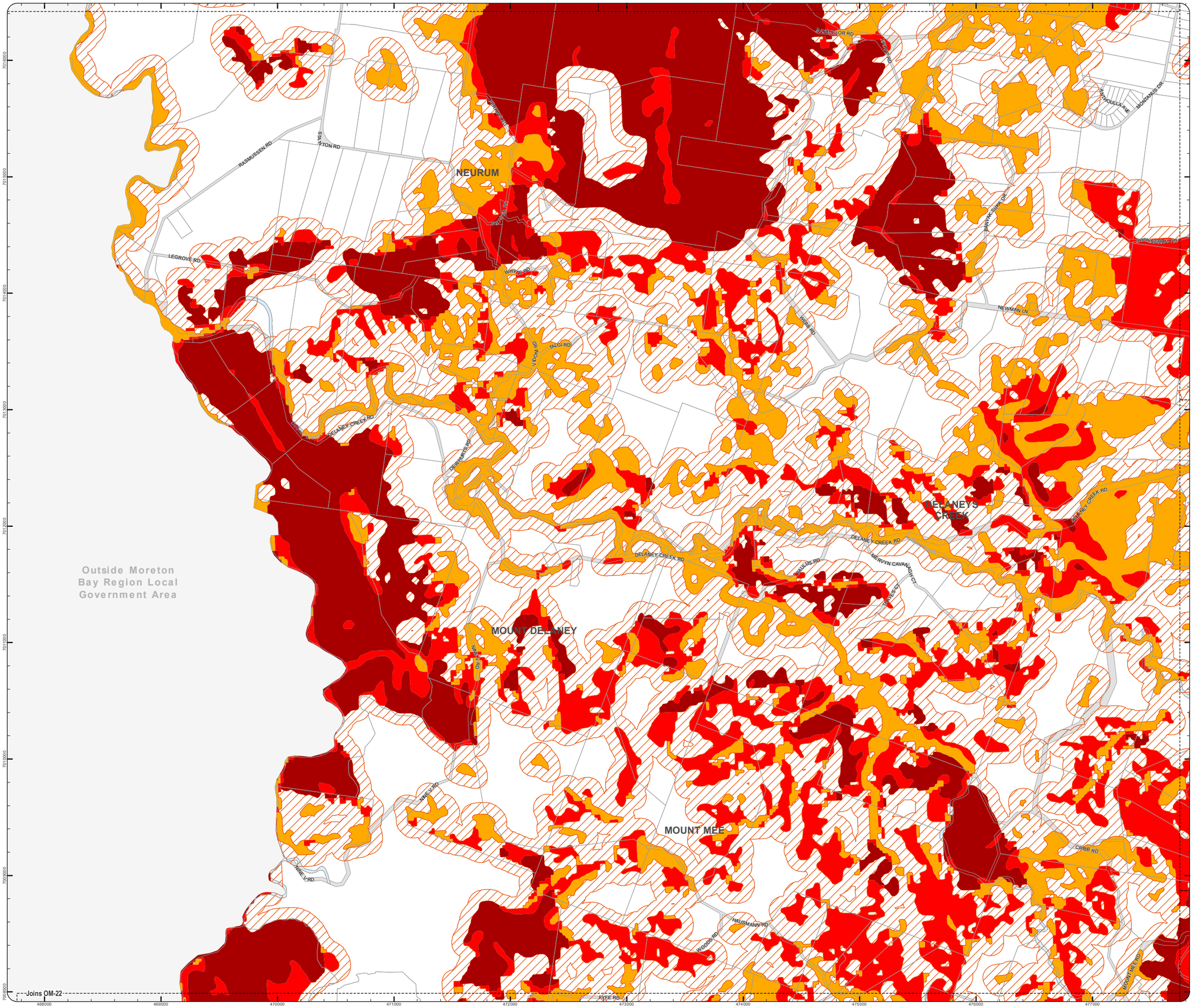
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OM-12 BFH
Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

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Major Amendment No. 4 - New Map to be Inserted

0 400 800 1,200 Metres

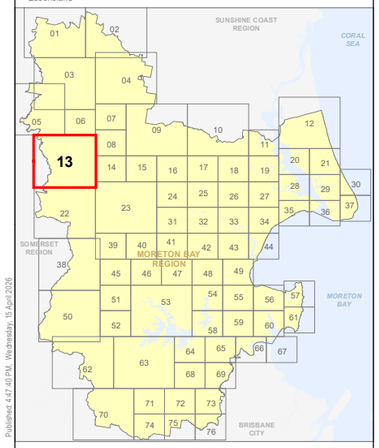
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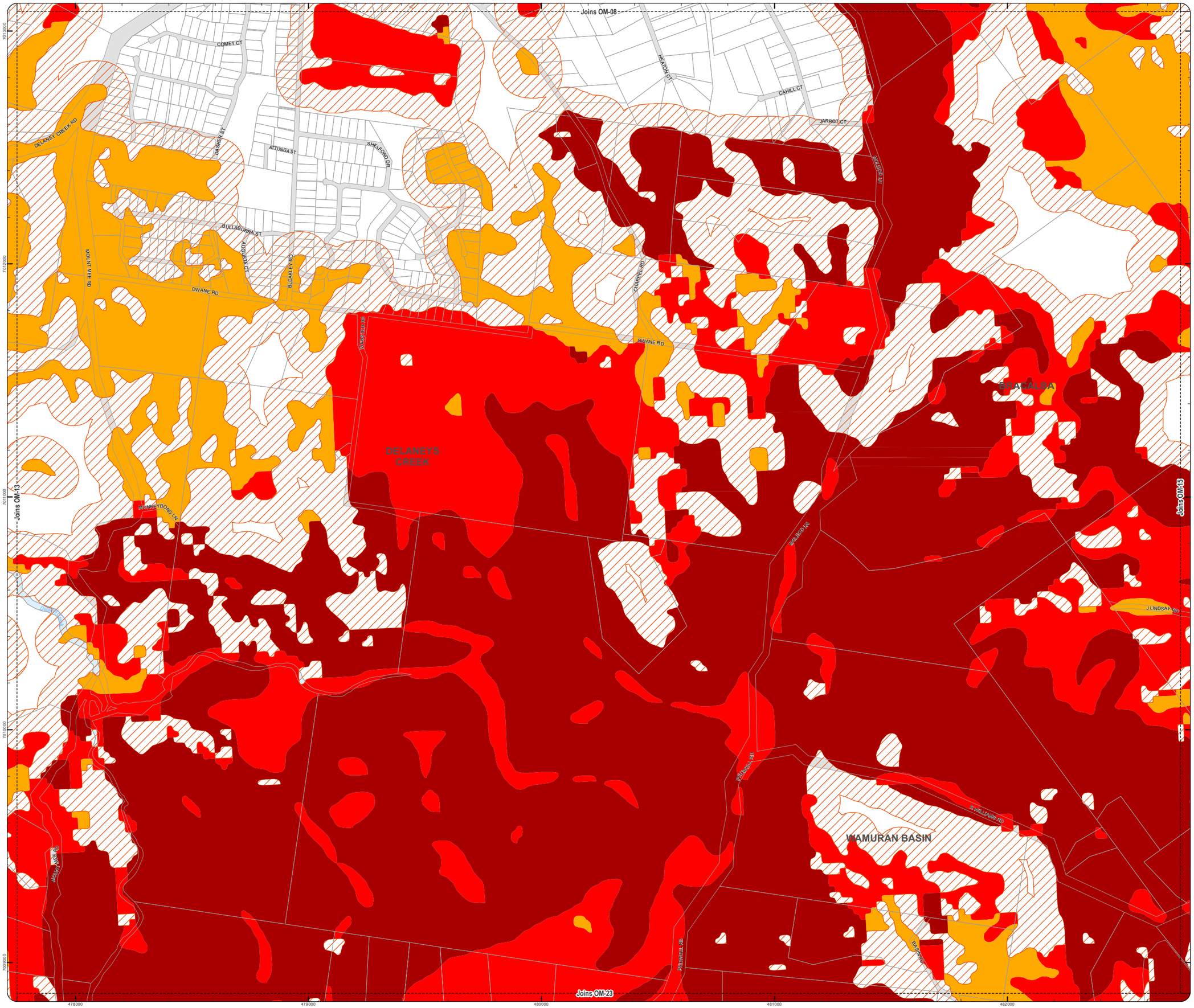


OM-13 BFH
Overlay Map

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Published 4:47:40 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

Please read the following notes about this overlay map:

This overlay map only affects you if your property is identified in a State bushfire prone area, and you wish to develop. It does not apply when proposing a change in use in the General Residential zone, Centre zone, Industry zone and Township zone, however does apply to the designation of bushfire prone areas for building work in accordance with Part 1.6, Table 1.6.1.

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For further information regarding this overlay, please refer to the Bushfire Prone Area information sheet on Council'st planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

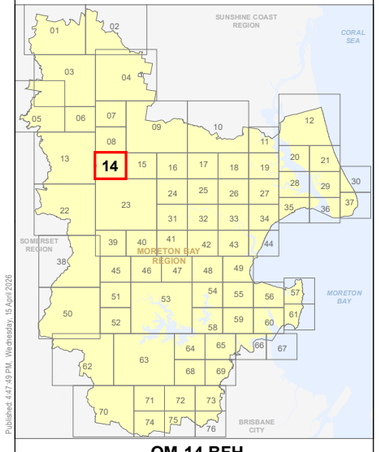
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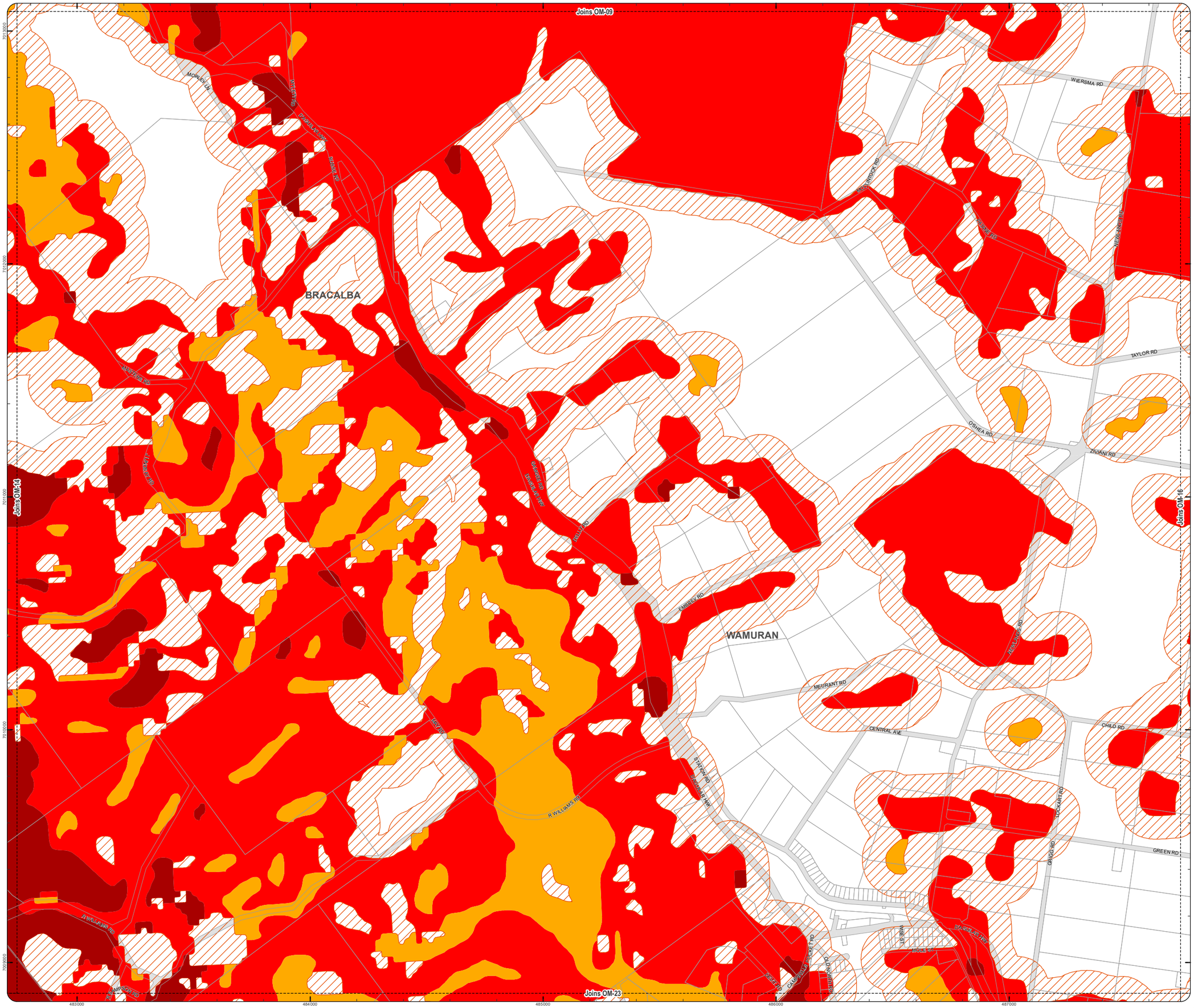
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OM-14 BFH Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

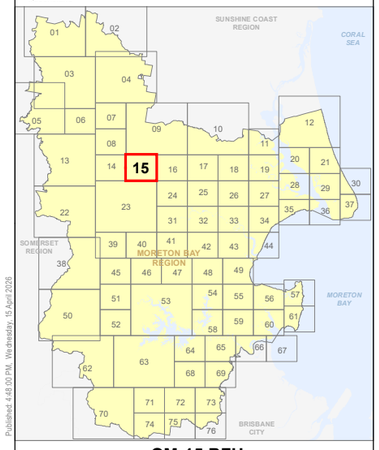
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OM-15 BFH
Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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For further information regarding this overlay, please refer to the Bushfire Prone Area information sheet on Council'st planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

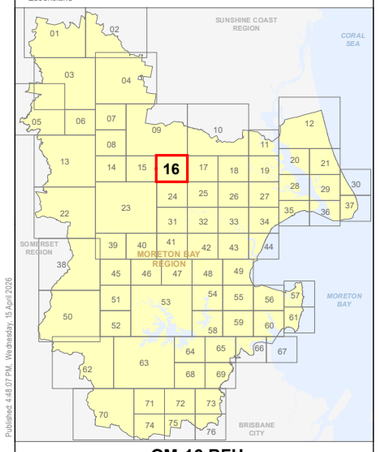
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OM-16 BFH Overlay Map

Published 4:43:07 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- Very high Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

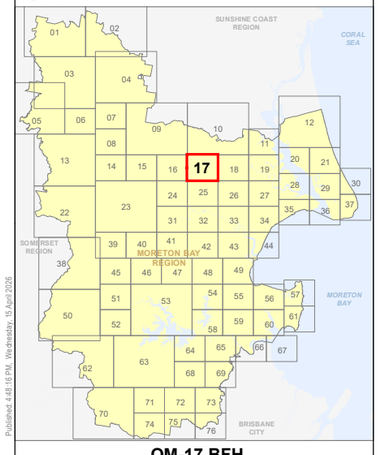
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OM-17 BFH Overlay Map

Published: 4:48:16 PM, Wednesday, 15 April 2026

Joins OM-10 · Joins OM-16 · Joins OM-18 · Joins OM-25

ELIMBAH

Six Mile Creek

7013000 · 7012000 · 7011000 · 7010000 · 7009000

493000 · 494000 · 495000 · 496000 · 497000

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

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Major Amendment No. 4 - New Map to be Inserted

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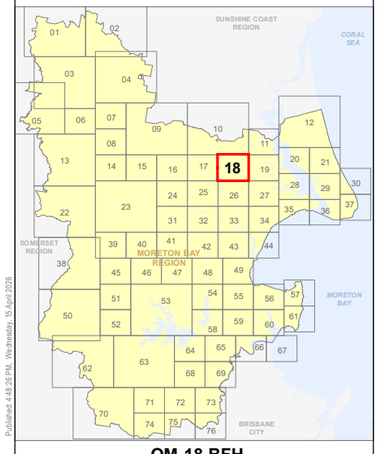
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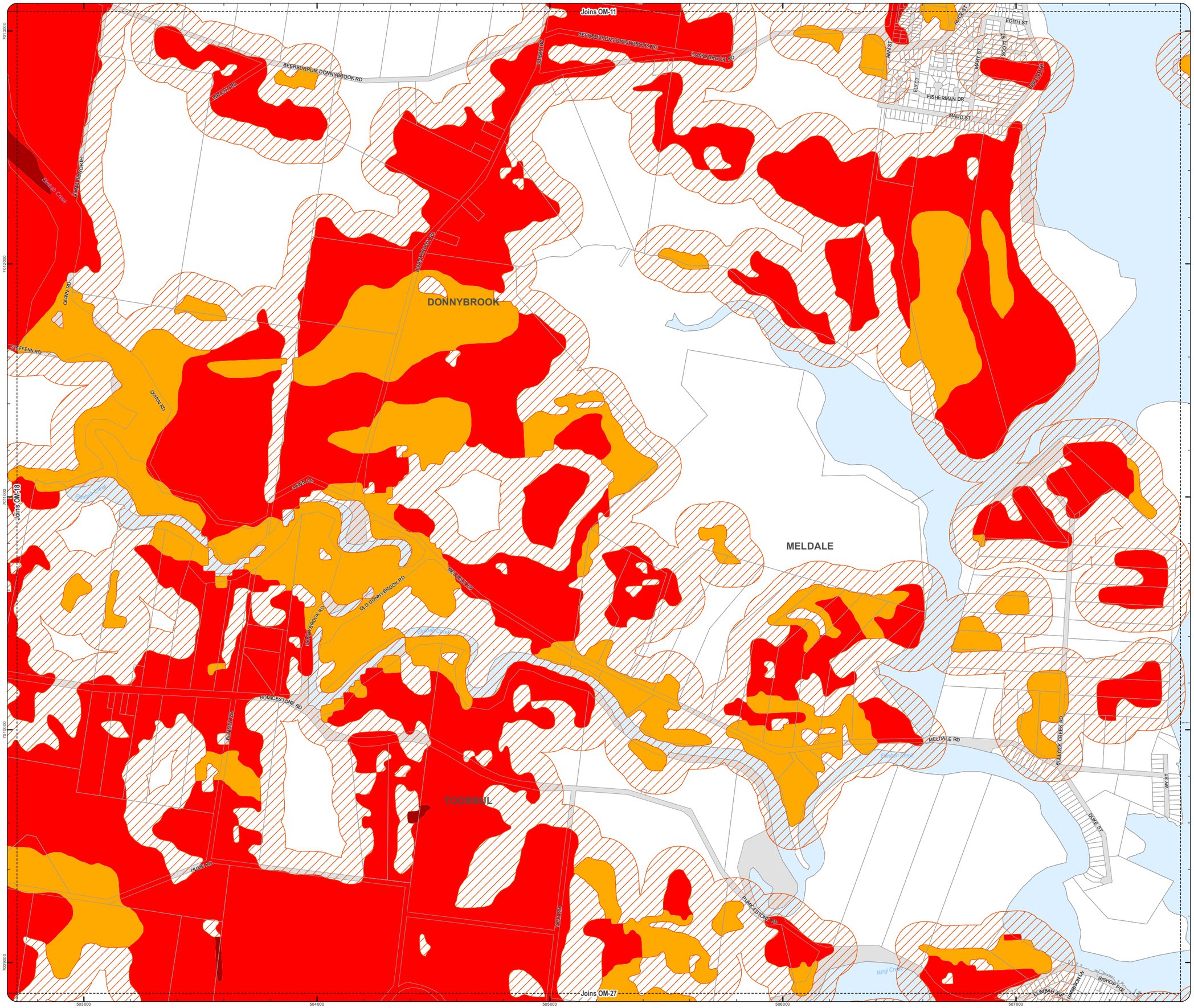


OM-18 BFH
Overlay Map

Published 4:48:26 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

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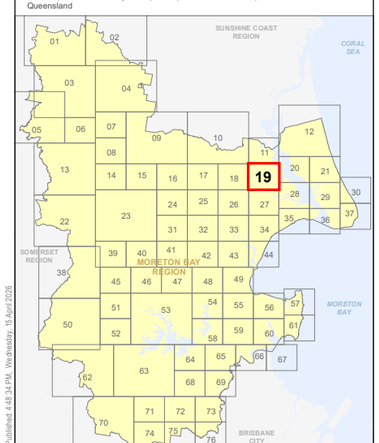
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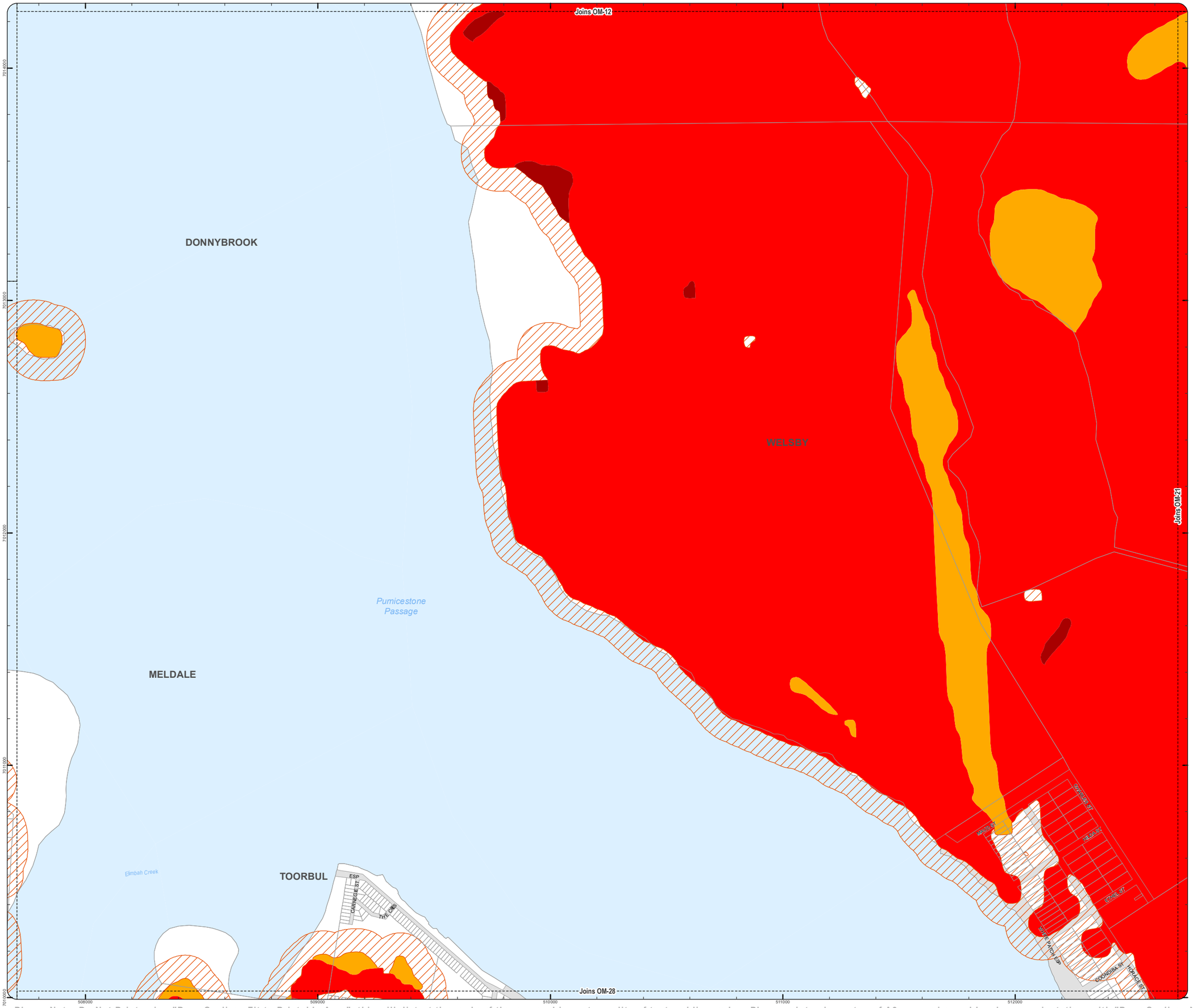


OM-19 BFH Overlay Map

Published: 4:48:34 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

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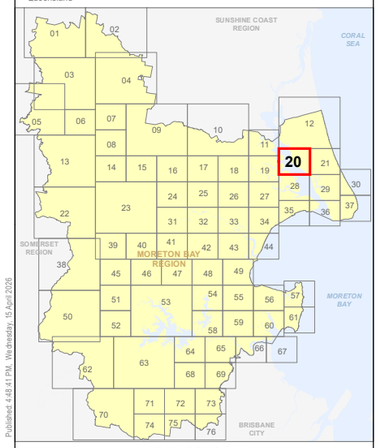
SCALE (A3): 1:15,000

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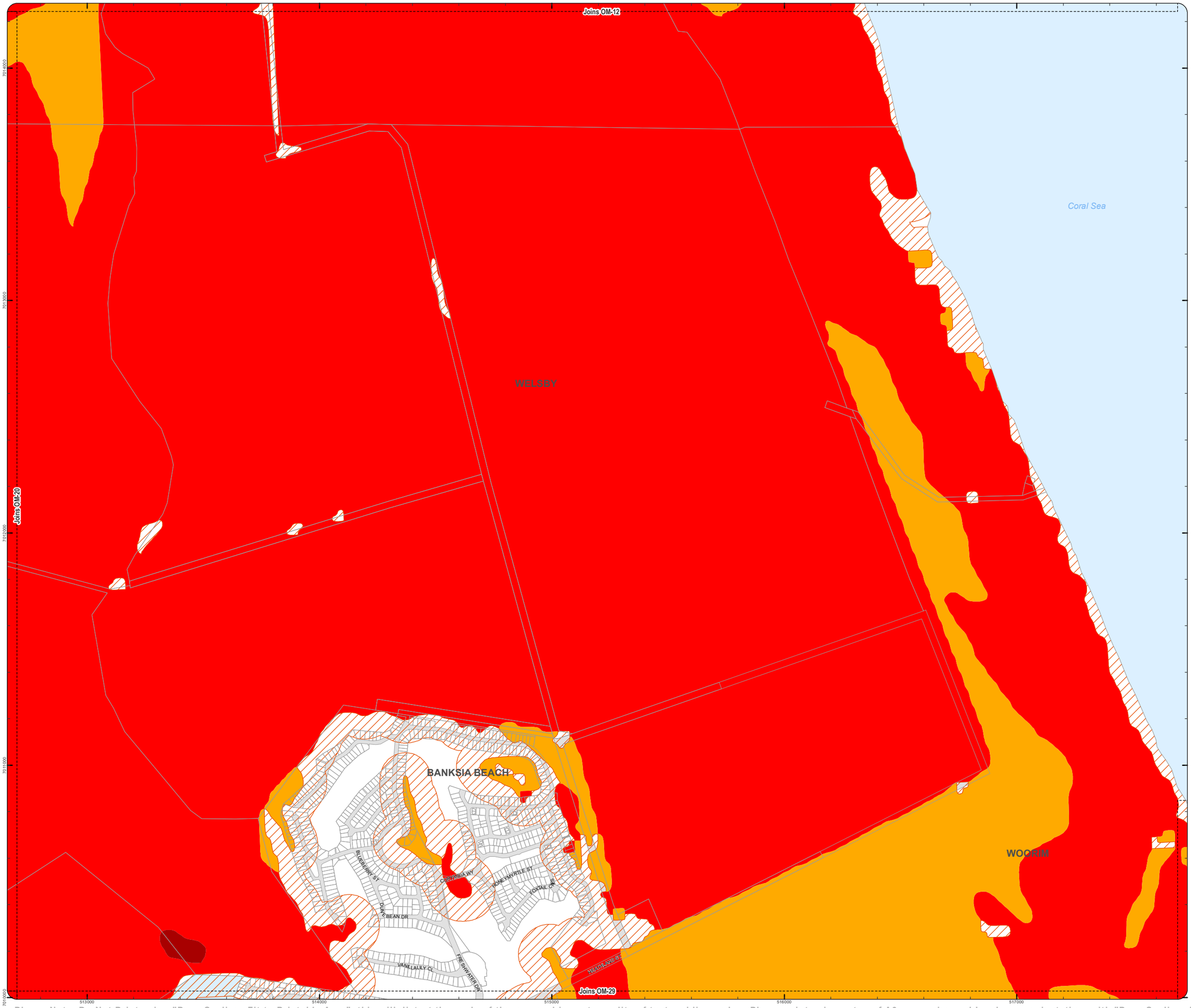


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OM-20 BFH
Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

Please read the following notes about this overlay map:

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Refer to the relevant zone code, local plan code and/or development code for requirements associated with this overlay map.

For further information regarding this overlay, please refer to the Bushfire Prone Area information sheet on Council'st planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

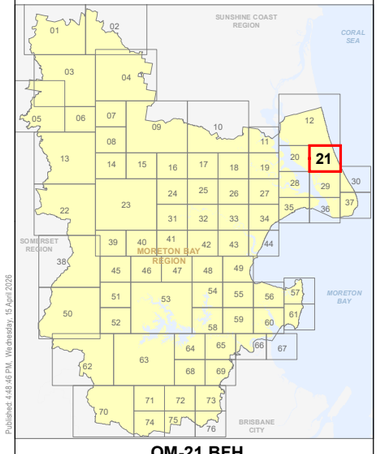
SCALE (A3): 1:15,000

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Horizontal Datum: Geocentric Datum of Australia 2020

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OM-21 BFH Overlay Map

Published 4:48:46 PM Wednesday, 15 April 2026

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Joins OM-13

Joins OM-23

Joins OM-38

MOUNT MEE

Outside Moreton Bay Region Local Government Area

SEAMANS RD
WIEGAND RD
WALKER RD
ROBINSON RD
MOUNT MEE RD
THOMAS RD
SETTLEMENT RD
BYERS RD
HESTER RD
WHITE RD
WAKEL RD
HEWITT RD
ADAMSON RD
PLANTATION RD
SELLIN RD
SVENSON RD
PARKERS RD
NUGENT RD
MURRAY RD
MOUNT MEE RD
CHAMBERS RD
MCCONNELS RD
WILLIAMS RD

7008000
7007000
7006000
7005000
7004000
7003000
7002000
7001000
7000000

468000
469000
470000
471000
472000
473000
474000
475000
476000
477000

CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

Please read the following notes about this overlay map:

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Major Amendment No. 4 - New Map to be Inserted

0 400 800 1,200 Metres

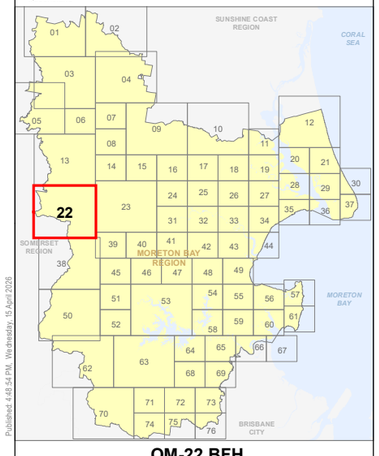
SCALE (A3): 1:30,000

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OM-22 BFH Overlay Map

Published 4:48:54 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- Very high Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

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Major Amendment No. 4 - New Map to be Inserted

0 400 800 1,200 Metres

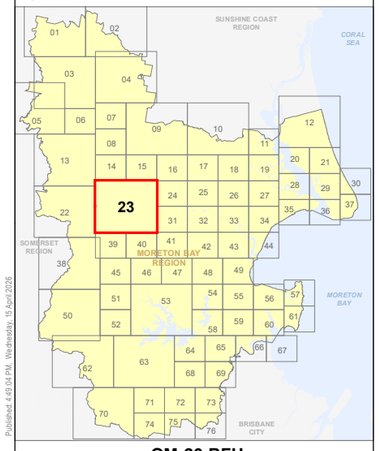
SCALE (A3): 1:30,000

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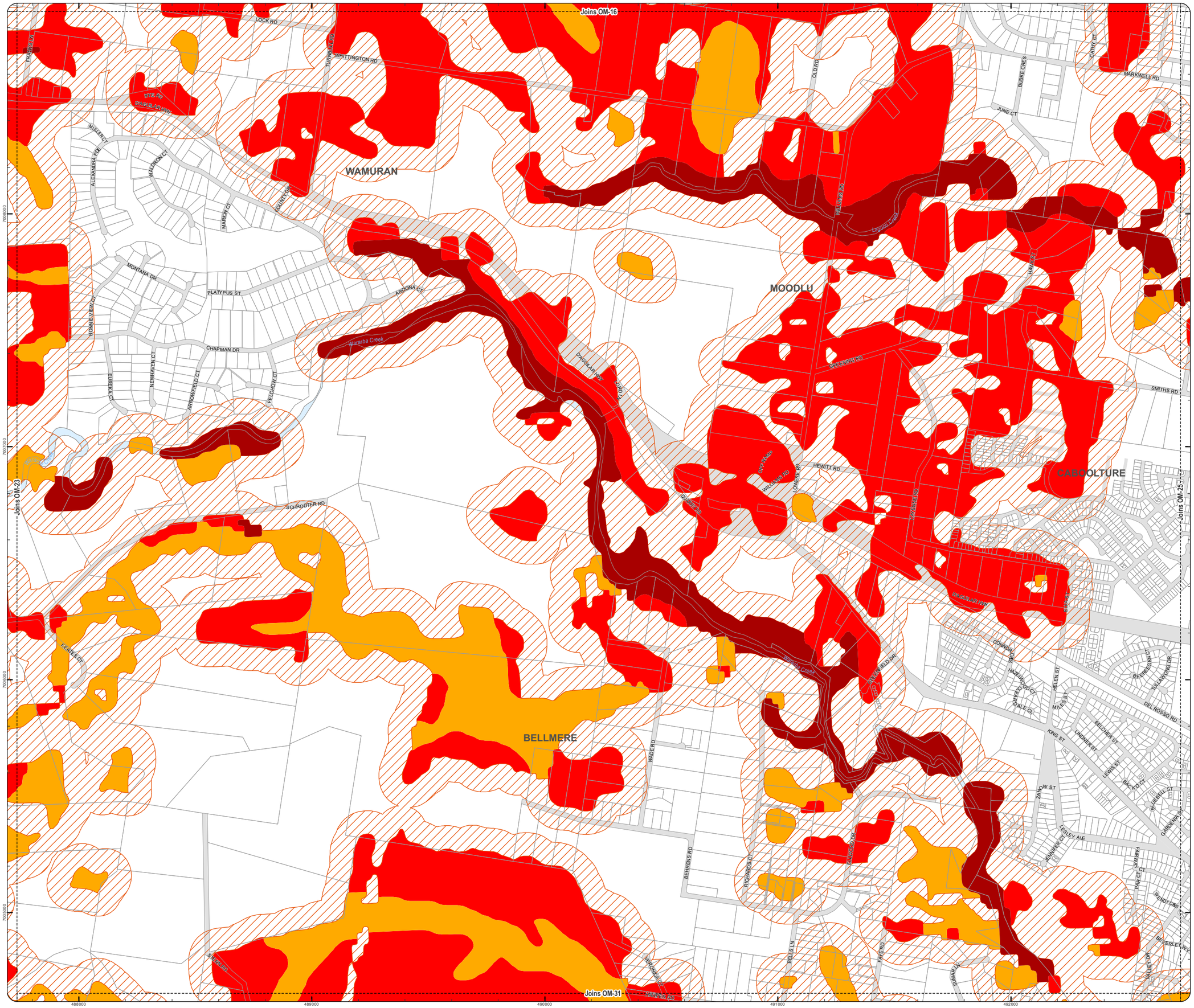
OM-23 BFH Overlay Map

Published: 4:49:04 PM, Wednesday, 15 April 2026

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Joins OM-22

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

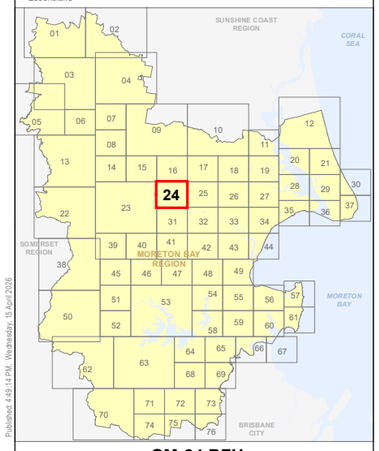
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Published 4:49:14 PM, Wednesday, 15 April 2026

OM-24 BFH Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- Very high Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

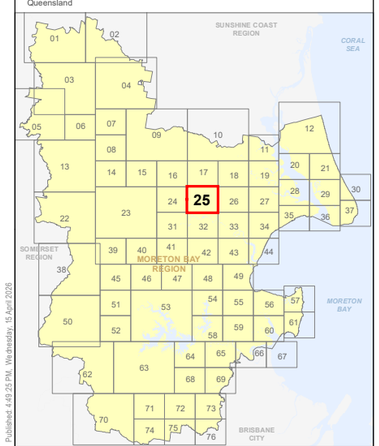
SCALE (A3): 1:15,000

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Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 2020

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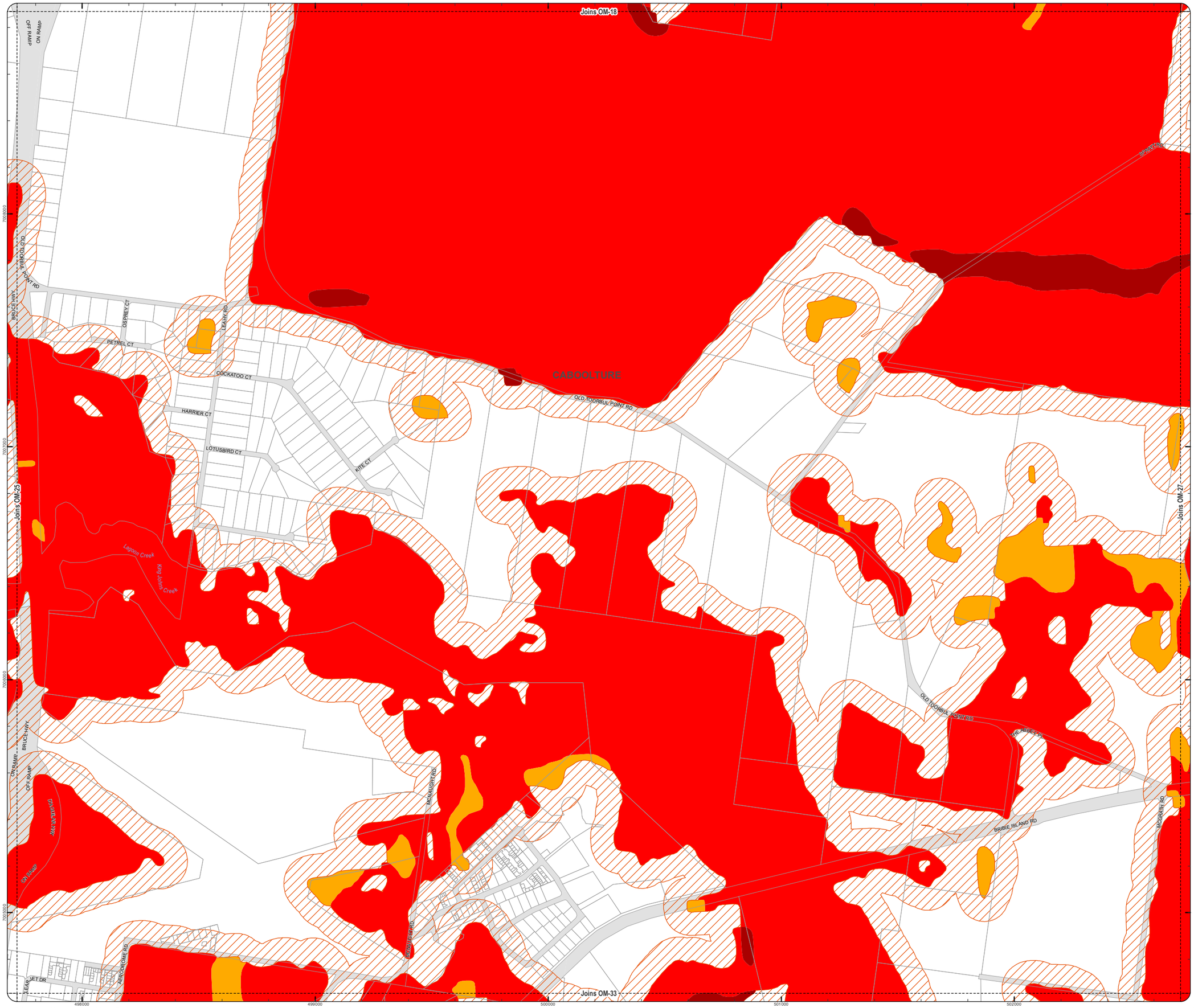


Published 4:49:25 PM, Wednesday, 15 April 2026

OM-25 BFH Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

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- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

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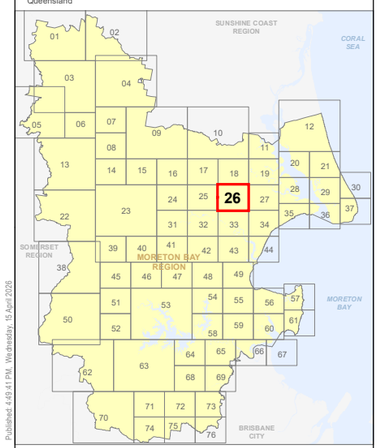
SCALE (A3): 1:15,000

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DCDB Version: February 2026
Projection: Map Grid of Australia, Zone 56
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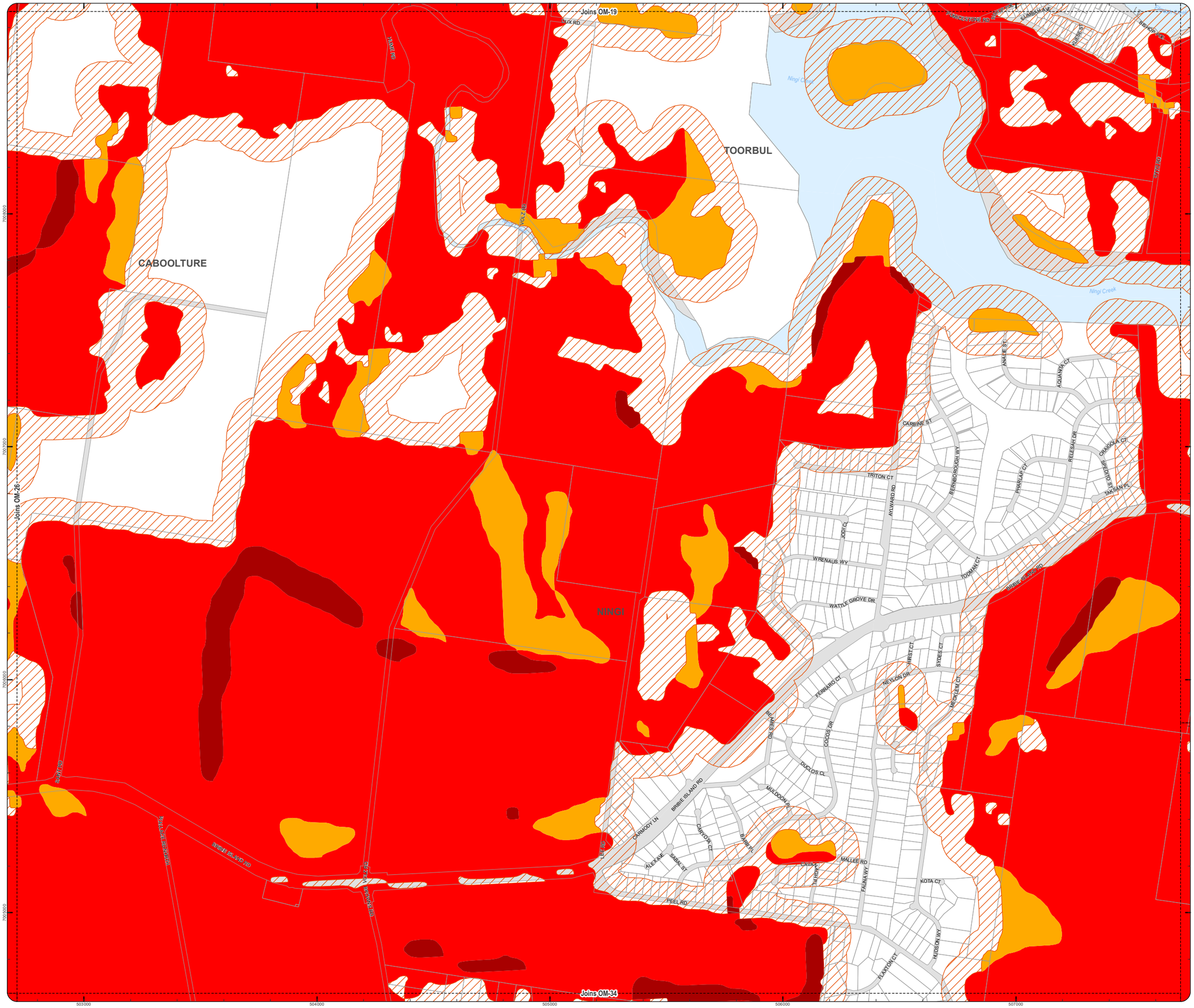
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OM-26 BFH Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

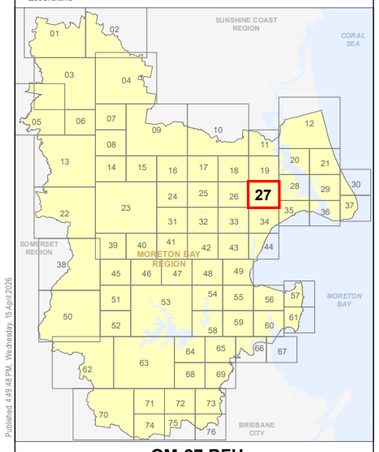
SCALE (A3): 1:15,000

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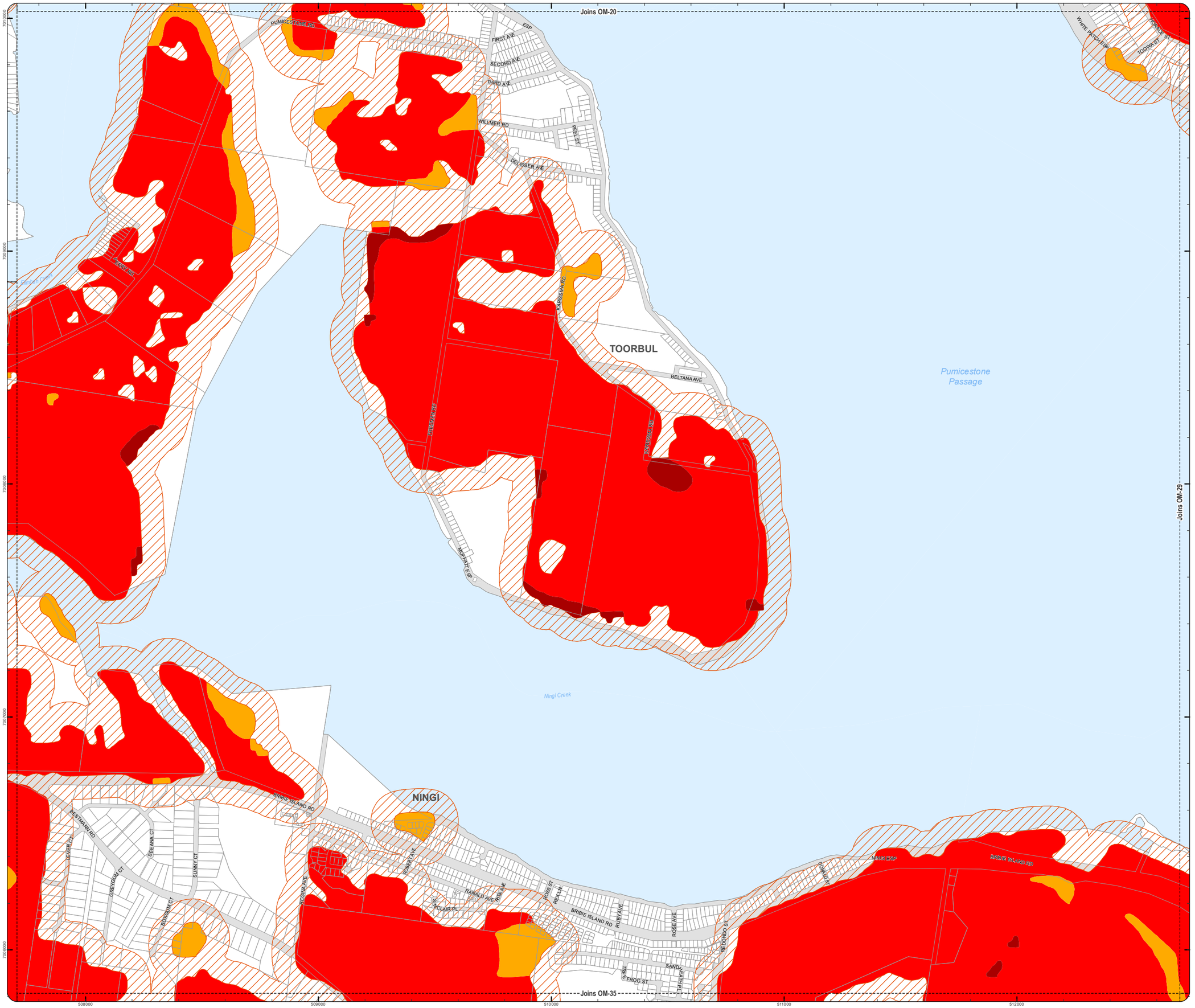
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OM-27 BFH Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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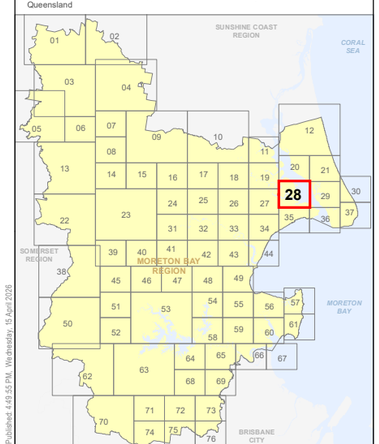
SCALE (A3): 1:15,000

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DCDB Version: February 2026
Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 2020

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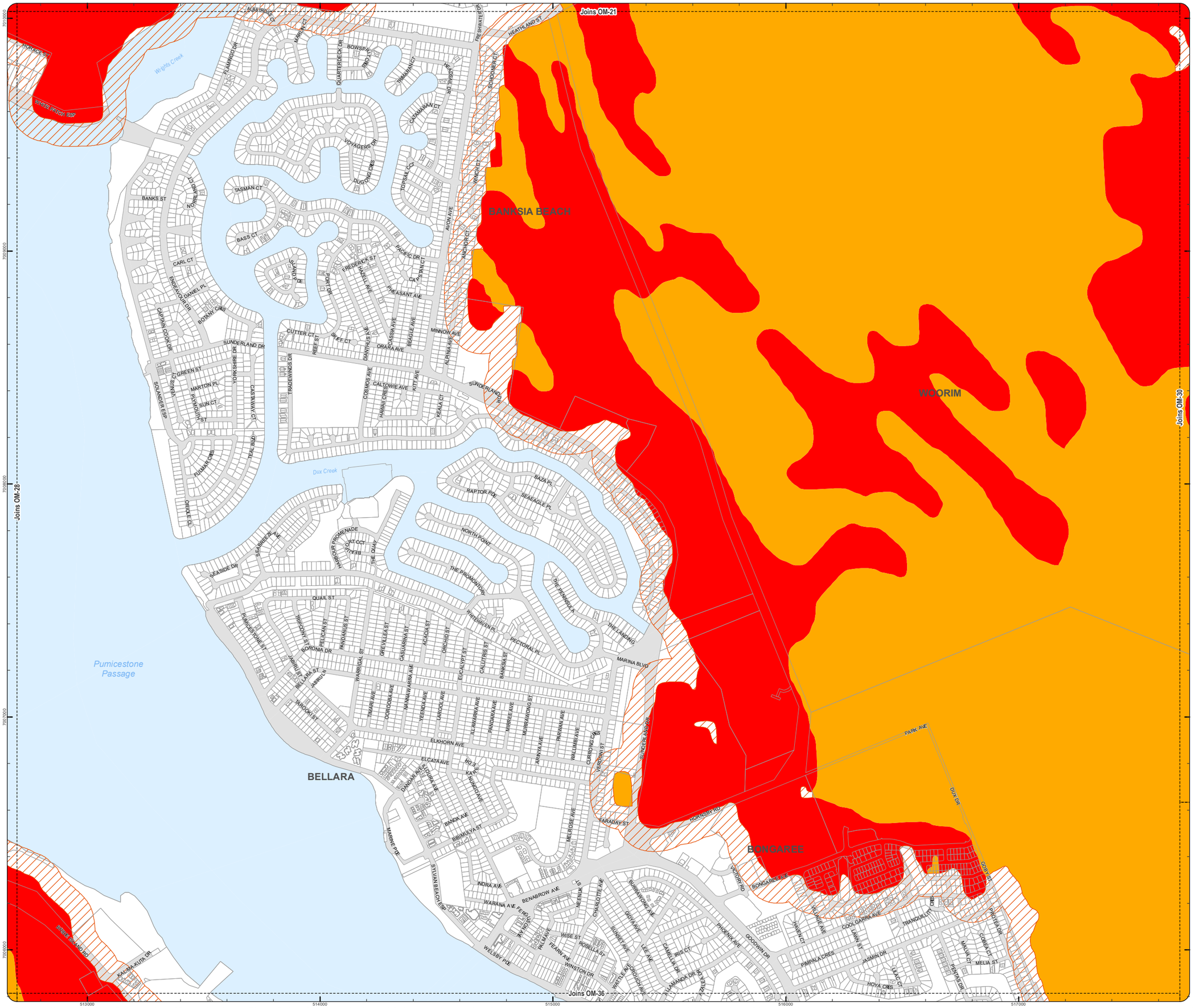
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OM-28 BFH Overlay Map

Published: 4:49:55 PM, Wednesday, 15 April 2026
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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

Please read the following notes about this overlay map:

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For further information regarding this overlay, please refer to the Bushfire Prone Area information sheet on Council's't planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

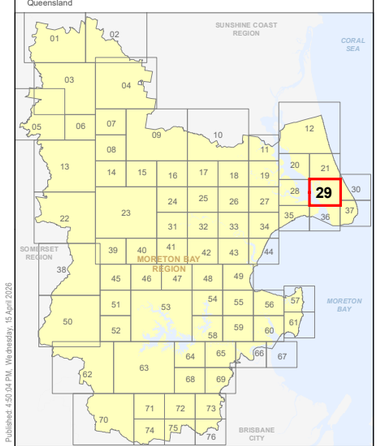
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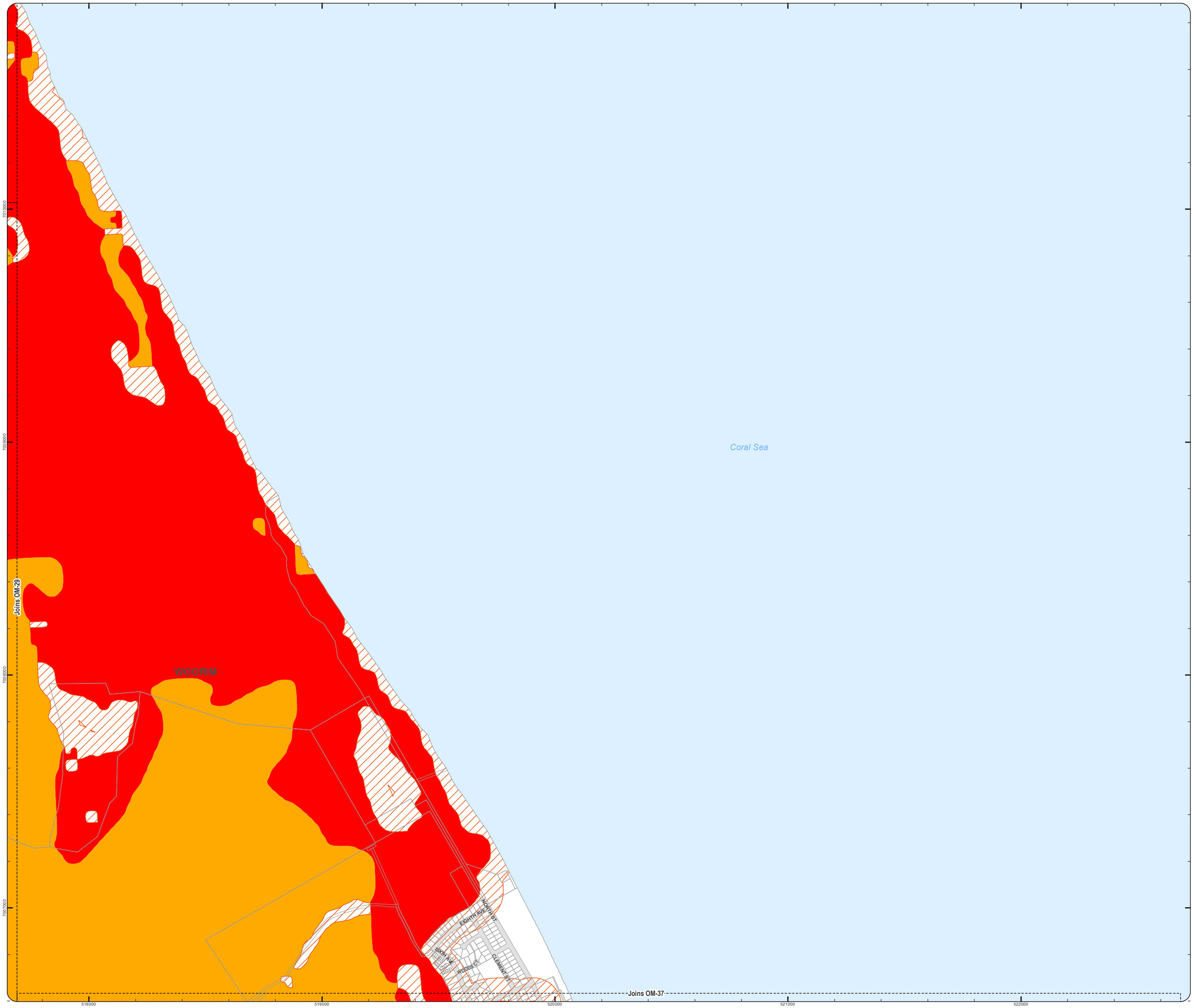


Published 4:50:04 PM, Wednesday, 15 April 2026

OM-29 BFH Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

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- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

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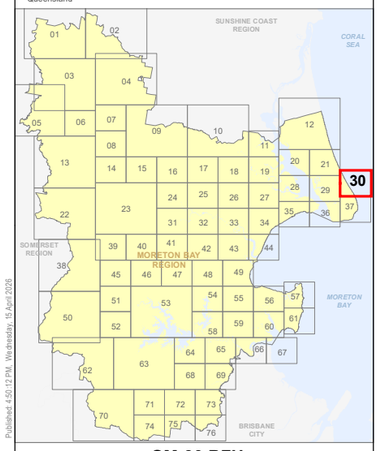
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OM-30 BFH
Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

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- High Potential Bushfire Intensity
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- Potential Impact Buffer

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Major Amendment No. 4 - New Map to be Inserted

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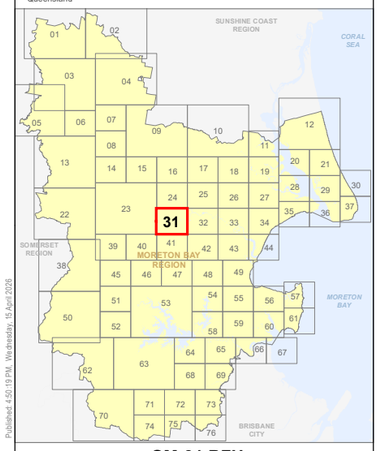
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OM-31 BFH Overlay Map

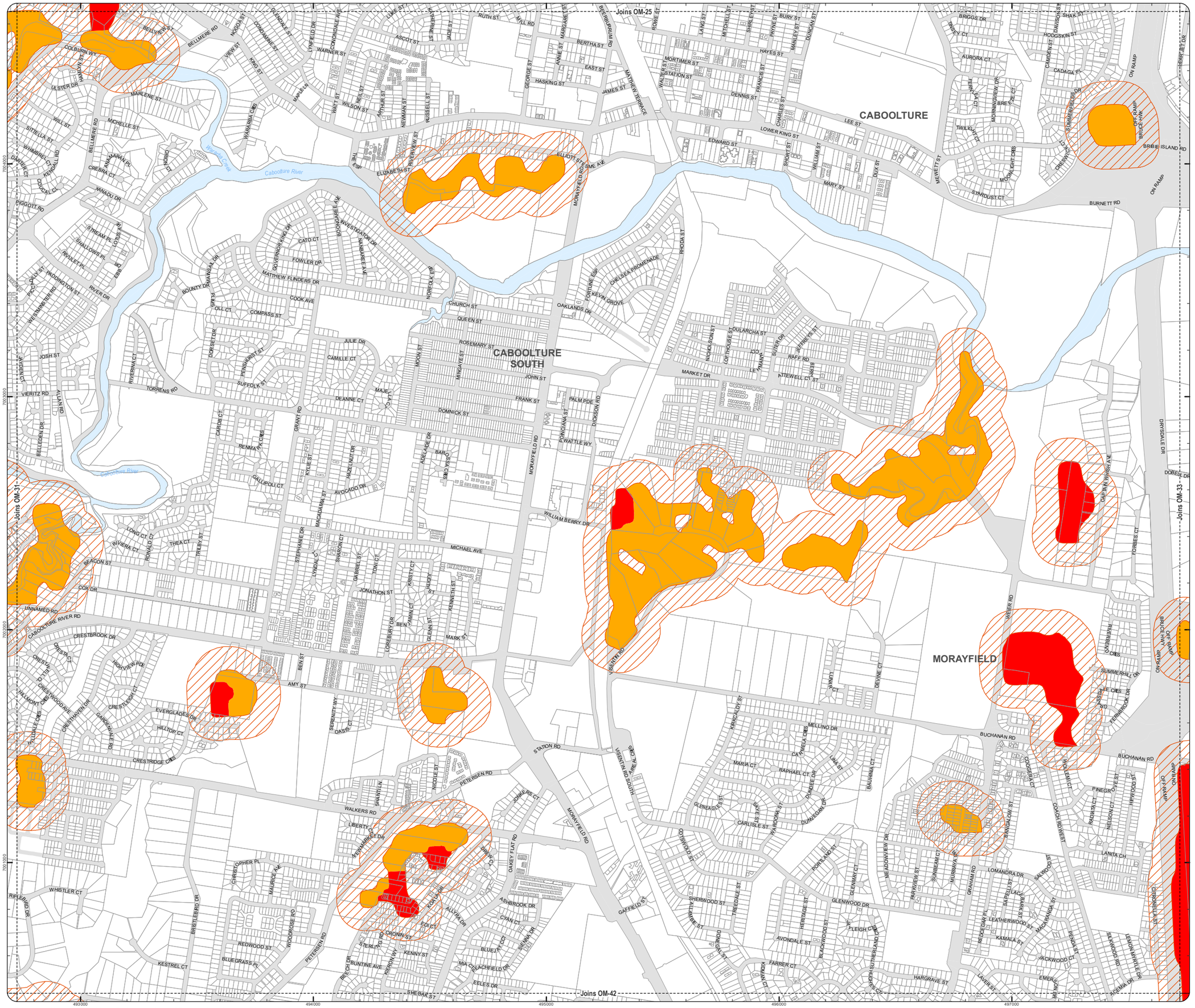
Published 4:45:19 PM, Wednesday, 15 April 2026

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Joins OM-24 · Joins OM-23 · Joins OM-32 · Joins OM-41

BELLMERE · WARABA · WAGTAIL GROVE · LILYWOOD · UPPER CABOOLTURE

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

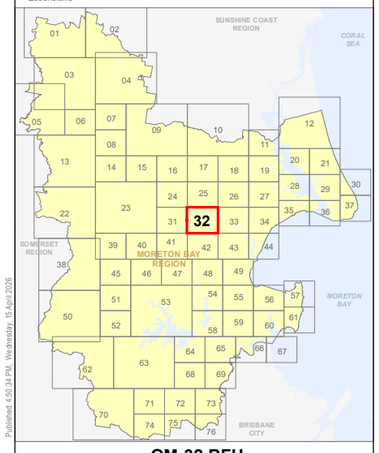
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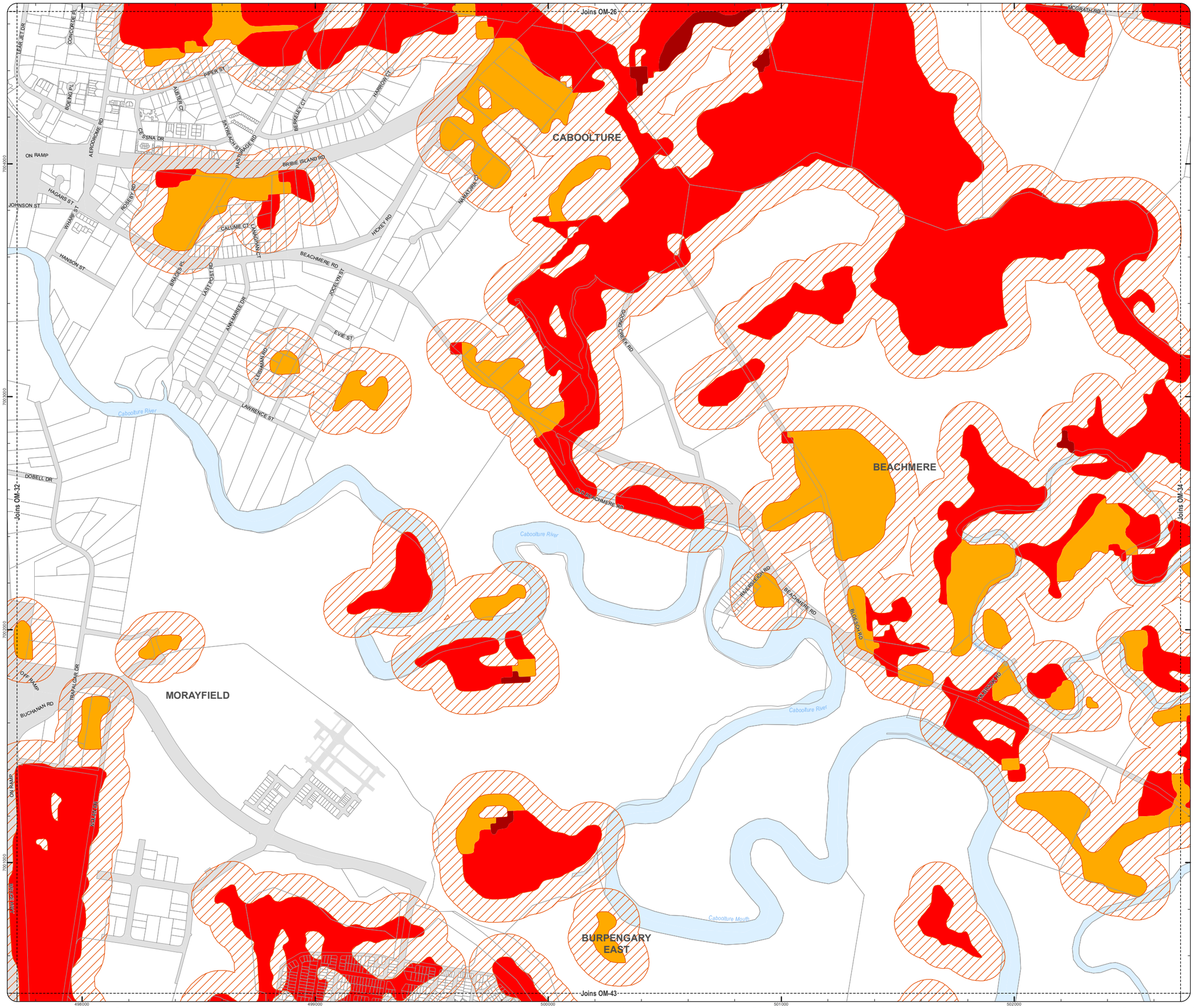


OM-32 BFH Overlay Map

Published 4:50:34 PM Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

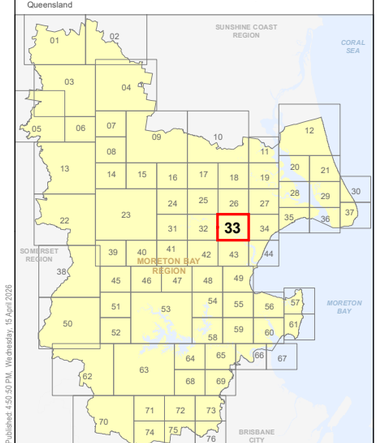
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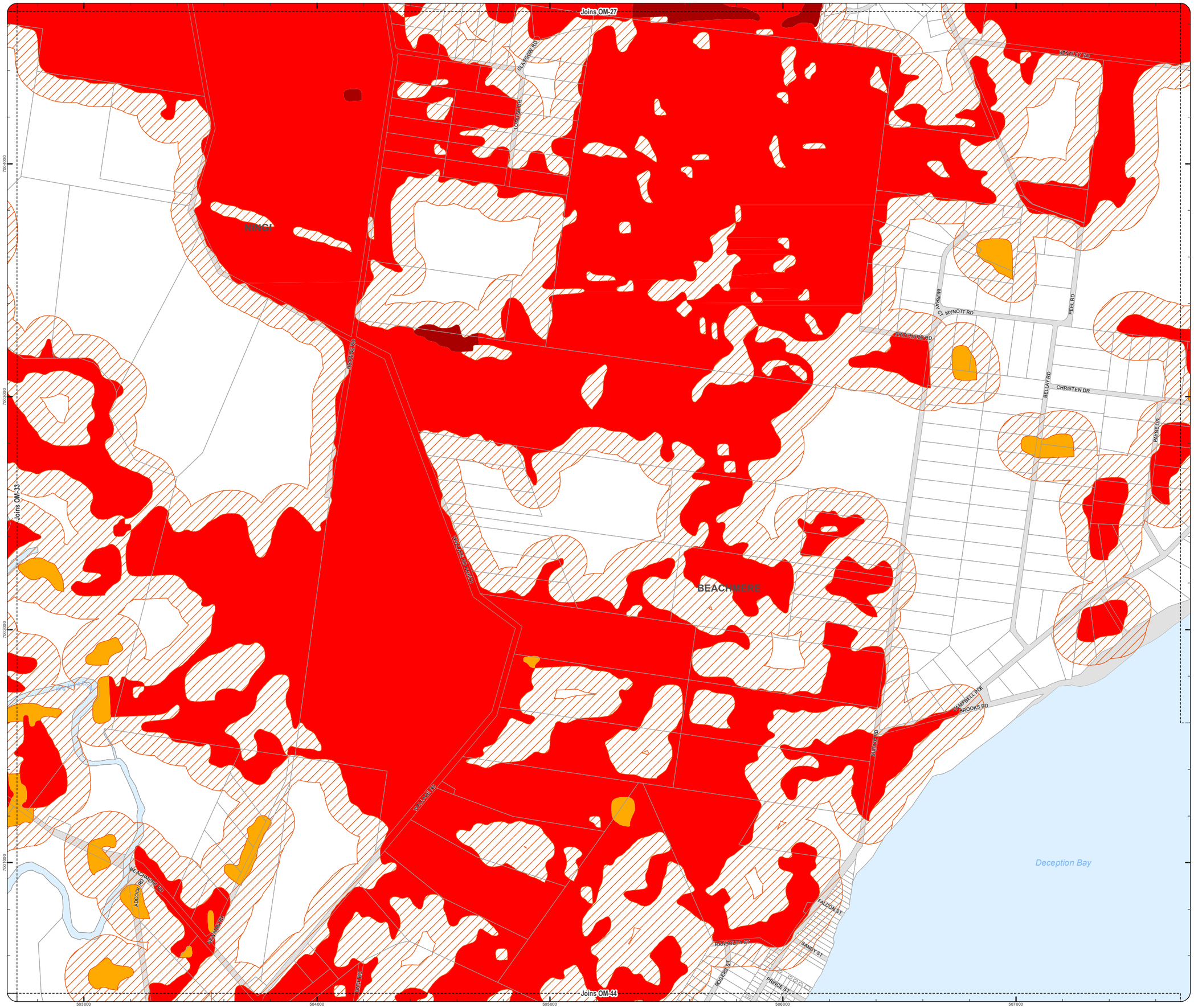


OM-33 BFH
Overlay Map

Published 4:50:50 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

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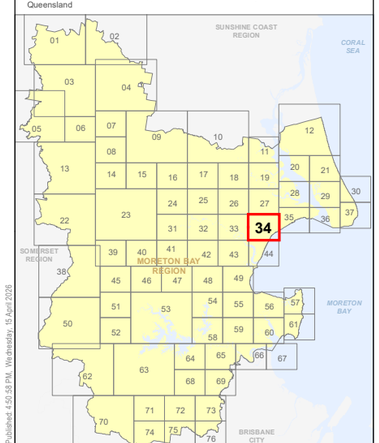
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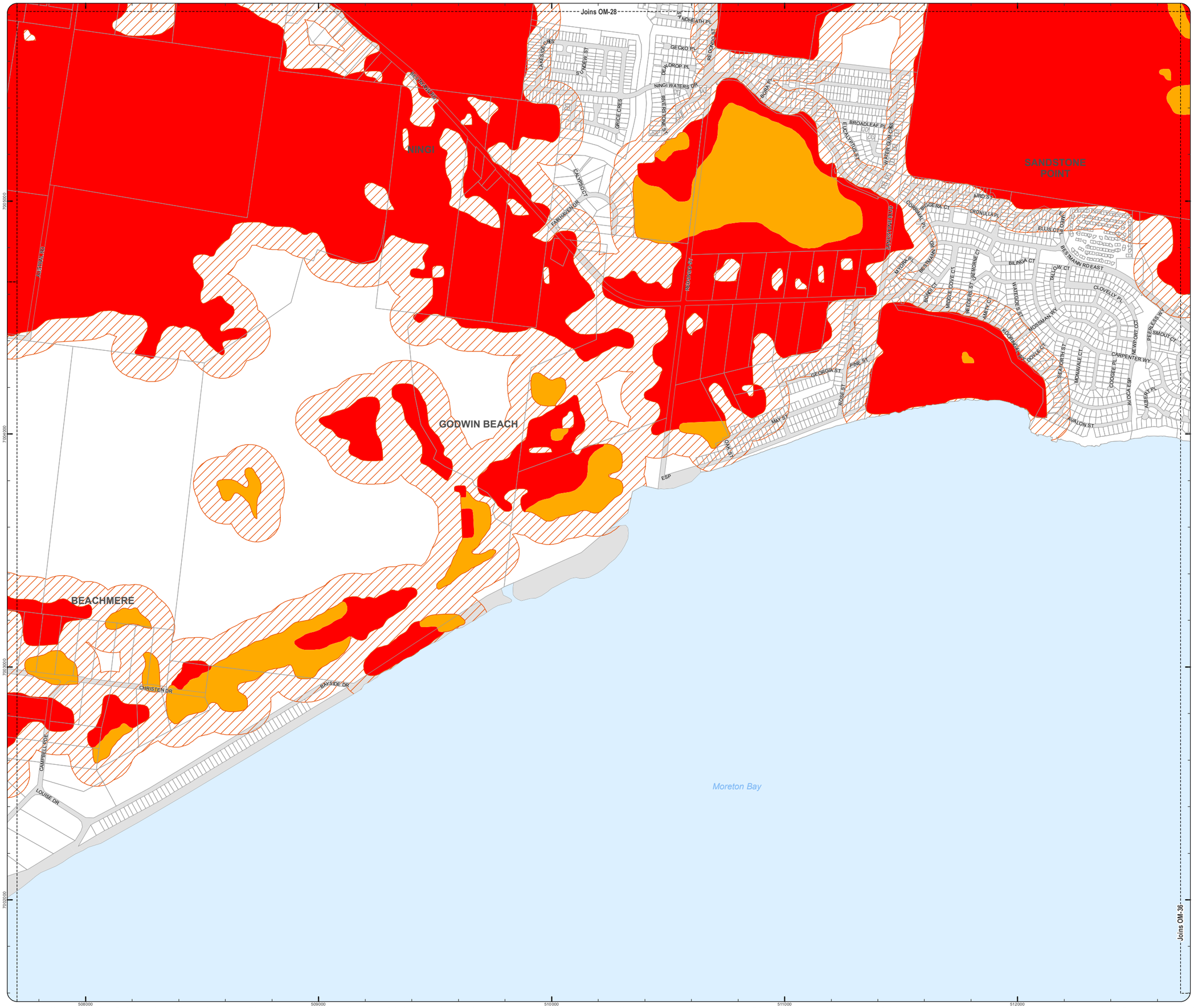


Published 4:50:58 PM, Wednesday, 15 April 2026

OM-34 BFH
Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

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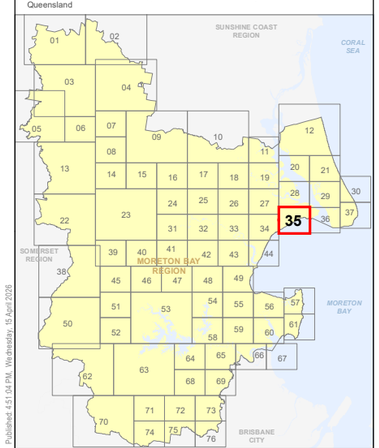
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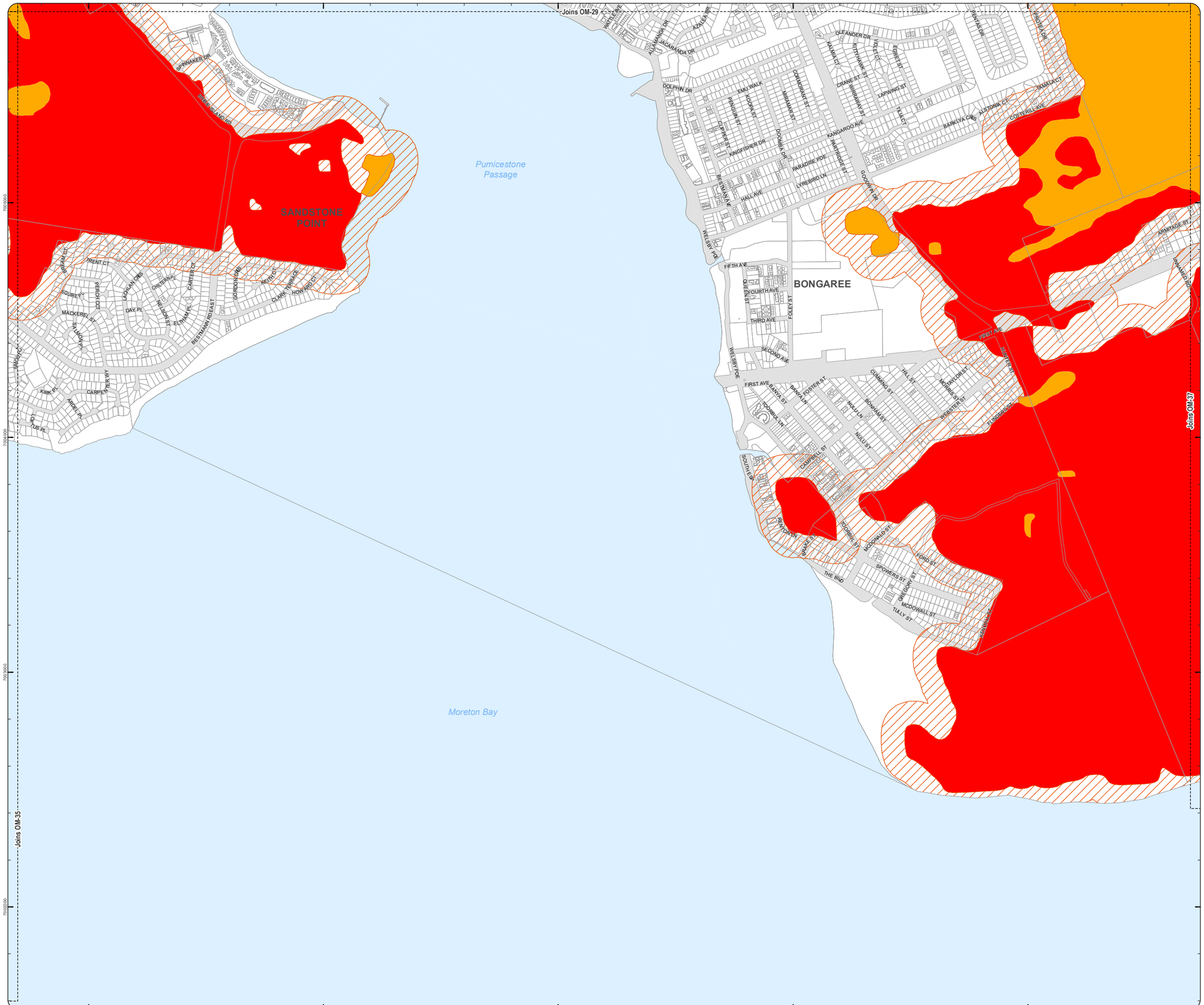


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OM-35 BFH
Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- Very high Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

Please read the following notes about this overlay map:

This overlay map only affects you if your property is identified in a State bushfire prone area, and you wish to develop. It does not apply when proposing a change in use in the General Residential zone, Centre zone, Industry zone and Township zone, however does apply to the designation of bushfire prone areas for building work in accordance with Part 1.6, Table 1.6.1.

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For further information regarding this overlay, please refer to the Bushfire Prone Area information sheet on Council'st planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

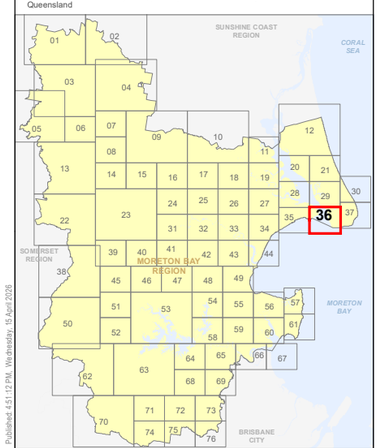
SCALE (A3): 1:15,000

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Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 2020

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Published: 4:51:12 PM, Wednesday, 15 April 2026

OM-36 BFH
Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

Please read the following notes about this overlay map:

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

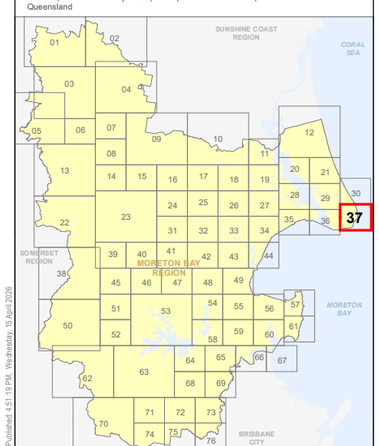
SCALE (A3): 1:15,000

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DCDB Version: February 2026
Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 2020

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Published 4:51:19 PM Wednesday, 15 April 2026

OM-37 BFH Overlay Map

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Joins OM-22

Joins OM-50

Outside Moreton Bay Region Local Government Area

MOUNT PLEASANT

LACEYS CREEK

MOUNT BRISBANE RD

CHARLESTON RD

LACEYS CREEK RD

COSTELLOE RD

HOWE RD

MYLES RD

6998000

6997000

6996000

6995000

6994000

6993000

6992000

469000

470000

471000

472000

473000

474000

475000

476000

477000

478000

CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

0 400 800 1,200 Metres

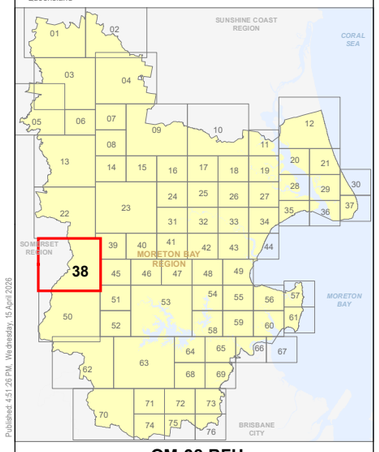
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OM-38 BFH Overlay Map

Published 4:51:26 PM Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

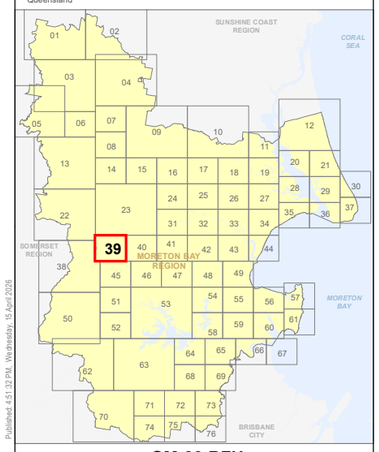
SCALE (A3): 1:15,000

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Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 2020

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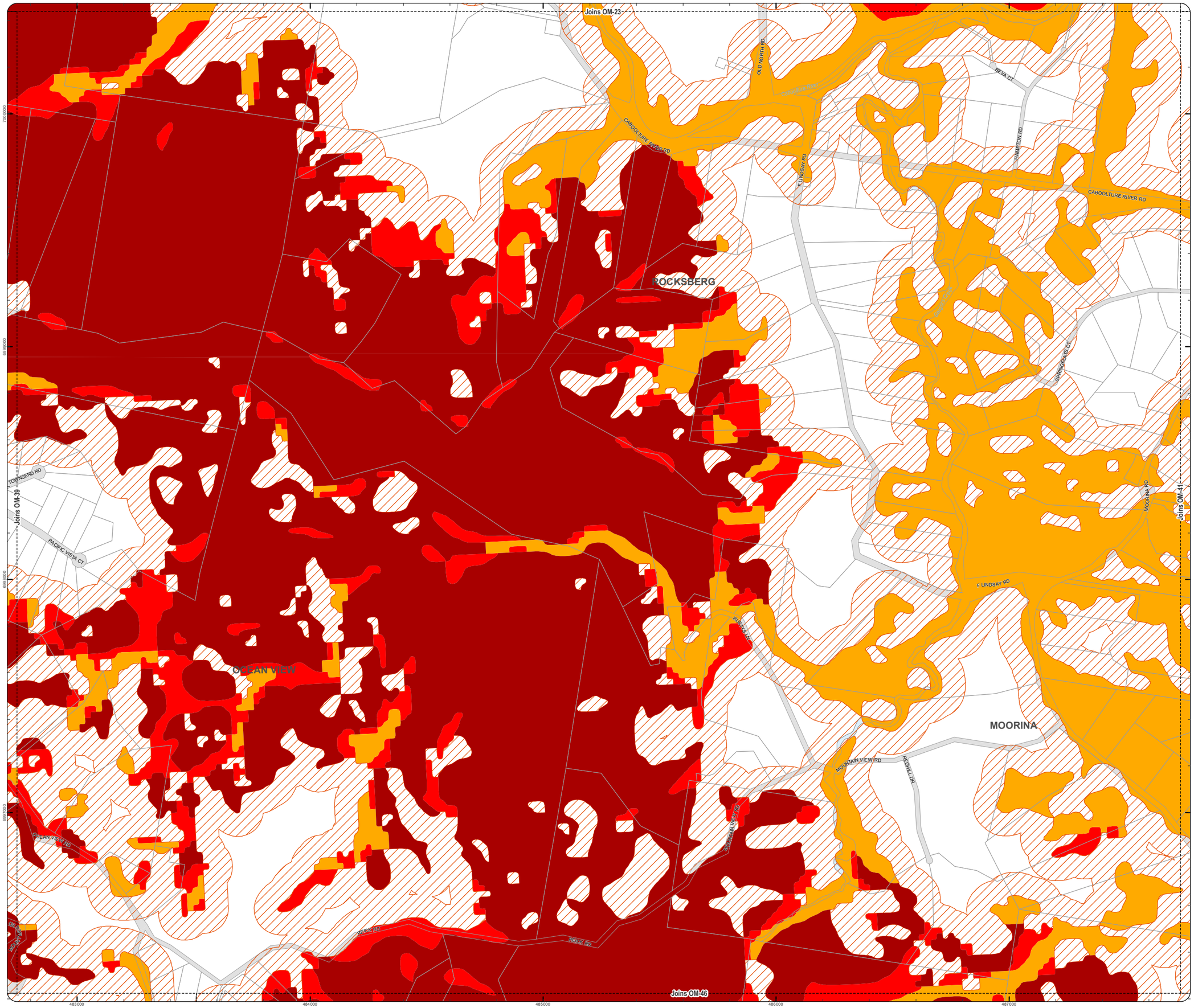


OM-39 BFH Overlay Map

Published 4:51:32 PM Wednesday, 15 April 2026

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Joins OM-23
Joins OM-38
Joins OM-40
Joins OM-45
OCEAN VIEW
MOUNT PLEASANT
KING SCRUB
MOUNT MEE RD
MOUNT MEE PL
SEAVIEW CT
FRANCES RD
JARRETT CT
PERRY DR
MAY RD
REEDS RD
EVANS RD
MOUNT MEE RD
ZILLMAN RD
JARROD CT
MILLER RD
TOWNSEND RD
PACIFIC VISTA CT
SUNBURY CT
GLEN PL
OCEAN VIEW RD
CLIFFORD RD
MOUNT PLEASANT RD
RAINES RD
RAINES RD
RAINES RD
MAXWELL RD
7000000
6998000
6997000
6996000
478000
479000
480000
481000
482000



CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

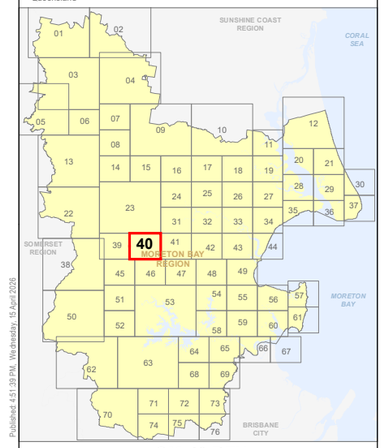
SCALE (A3): 1:15,000

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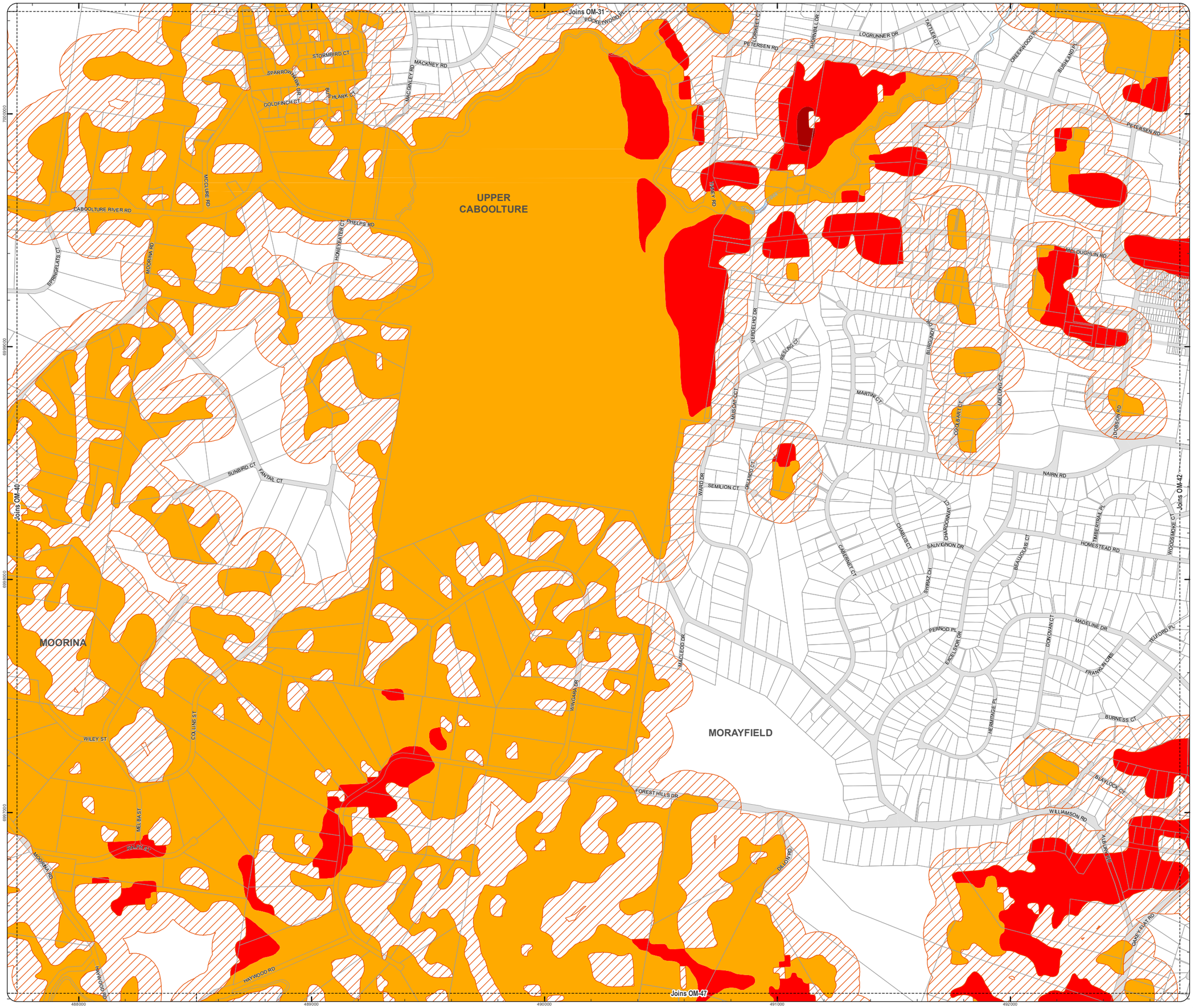


OM-40 BFH Overlay Map

Published 4:51:39 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- Very high Potential Bushfire Intensity
- High Potential Bushfire Intensity
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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

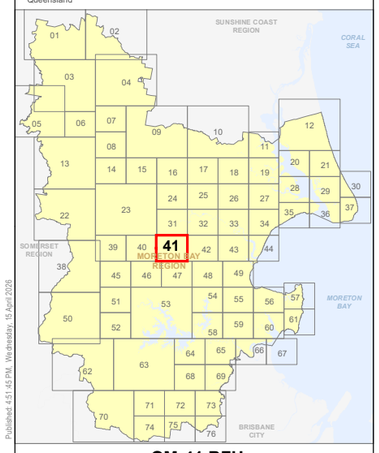
SCALE (A3): 1:15,000

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OM-41 BFH Overlay Map

Published: 4:51:45 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

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- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

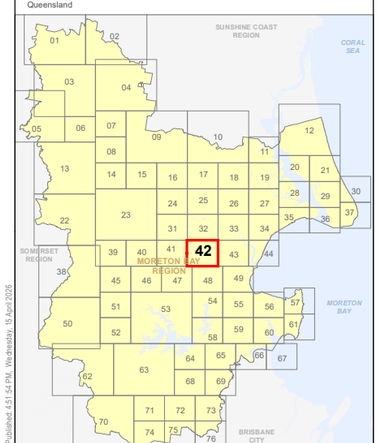
SCALE (A3): 1:15,000

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Horizontal Datum: Geocentric Datum of Australia 2020

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Published: 4:51:54 PM, Wednesday, 15 April 2026

OM-42 BFH Overlay Map

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Joins OM-33

Joins OM-42

Joins OM-44

Joins OM-49

BURPENGARY EAST

Caboolture Mouth

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6998000

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498000

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500000

501000

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

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- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

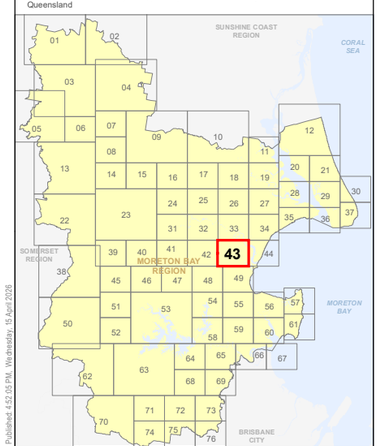
SCALE (A3): 1:15,000

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DCDB Version: February 2026
Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 2020

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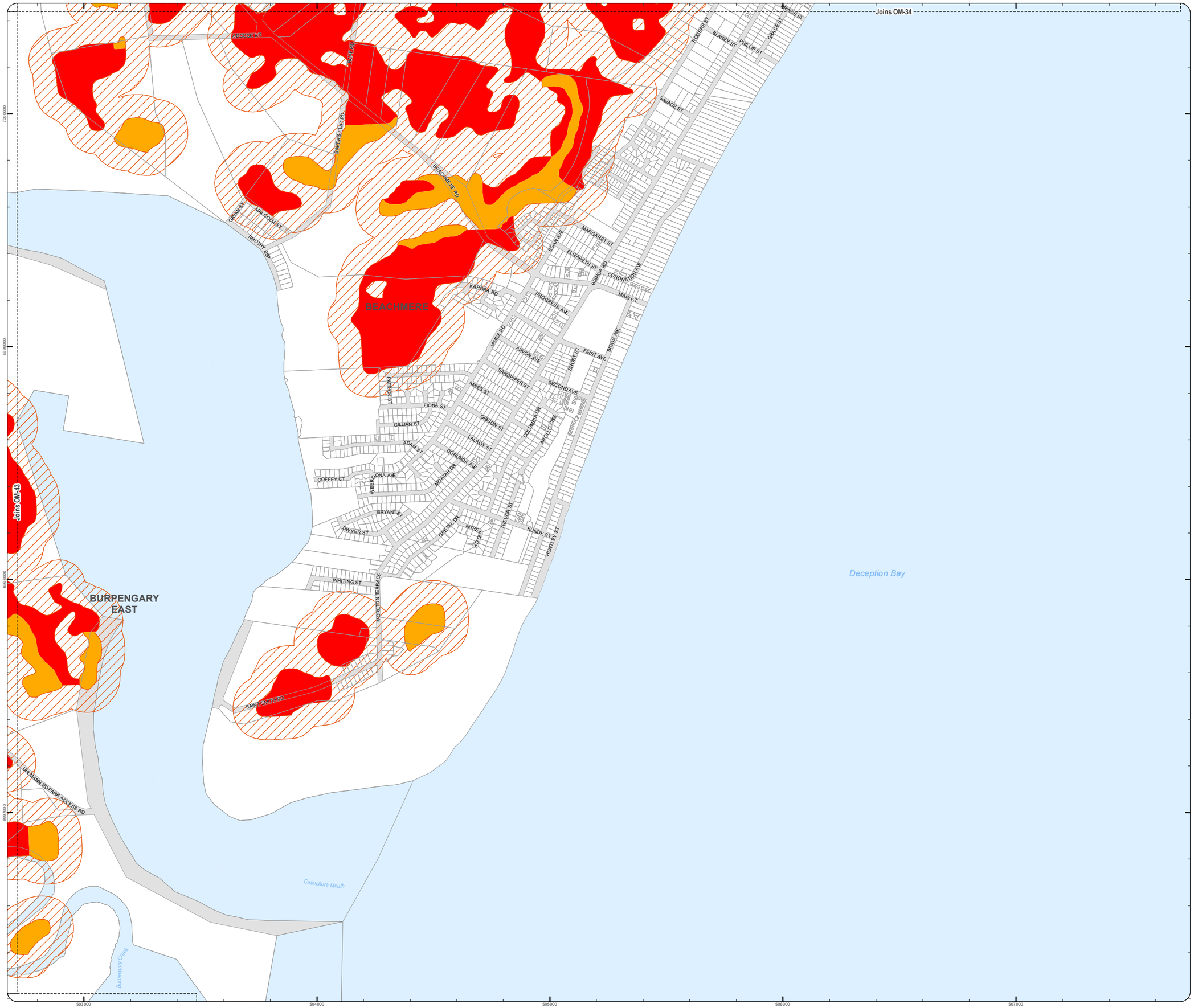


Published 4:33:05 PM, Wednesday, 15 April 2026

OM-43 BFH Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

Please read the following notes about this overlay map:

This overlay map only affects you if your property is identified in a State bushfire prone area, and you wish to develop. It does not apply when proposing a change in use in the General Residential zone, Centre zone, Industry zone and Township zone, however does apply to the designation of bushfire prone areas for building work in accordance with Part 1.6, Table 1.6.1.

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For further information regarding this overlay, please refer to the Bushfire Prone Area information sheet on Council's planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

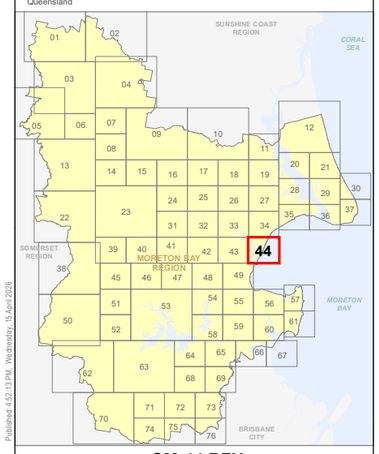
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OM-44 BFH
Overlay Map

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Published: 4:52:13 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

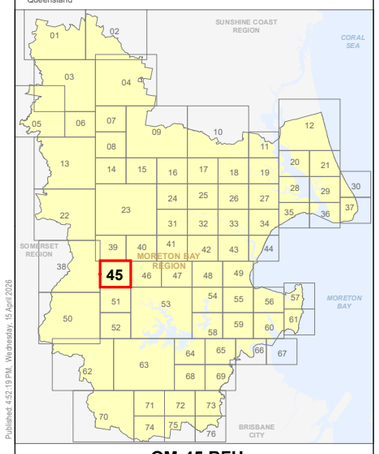
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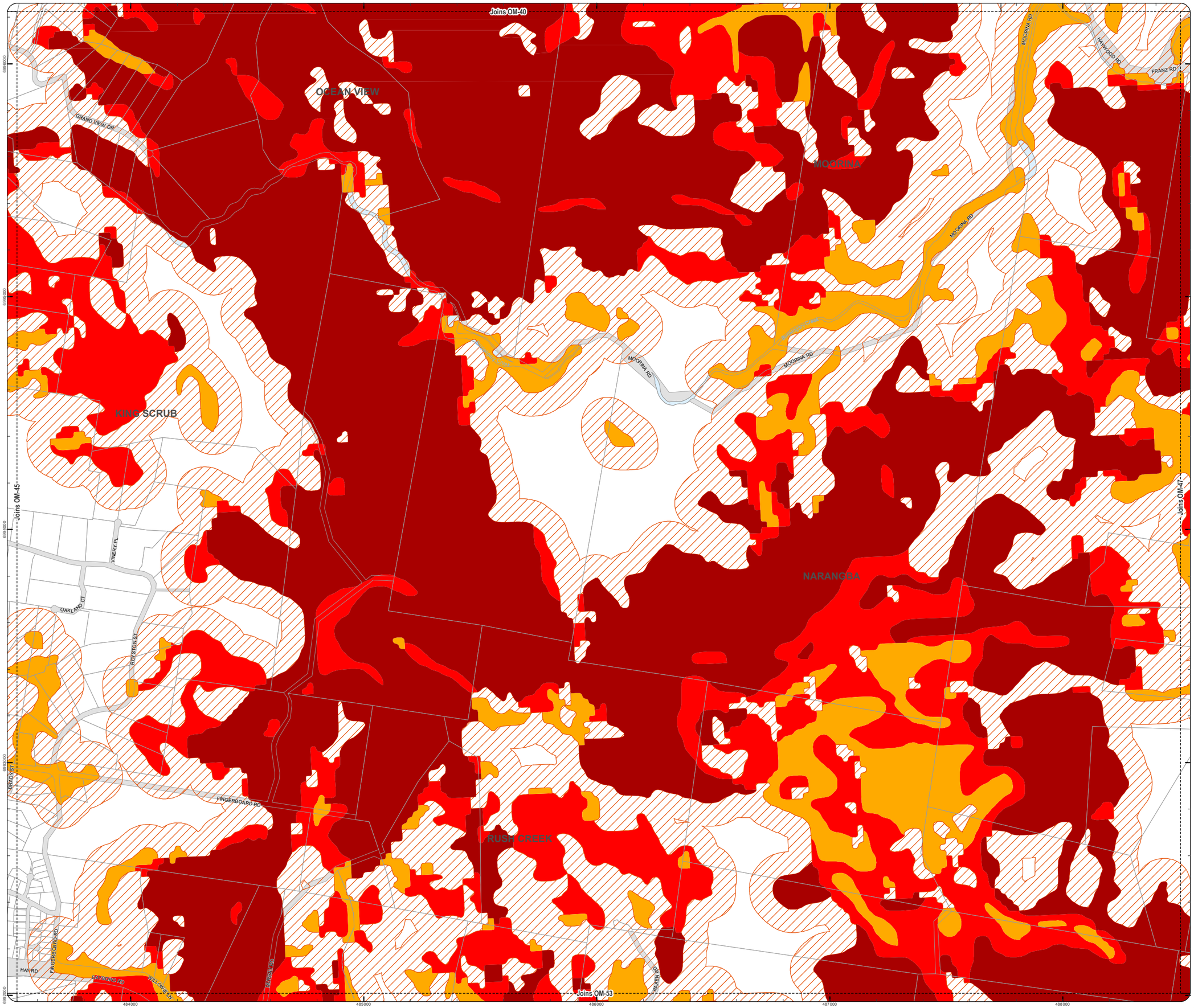


OM-45 BFH Overlay Map

Published 4:52:19 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

Please read the following notes about this overlay map:

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For further information regarding this overlay, please refer to the Bushfire Prone Area information sheet on Council'st planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

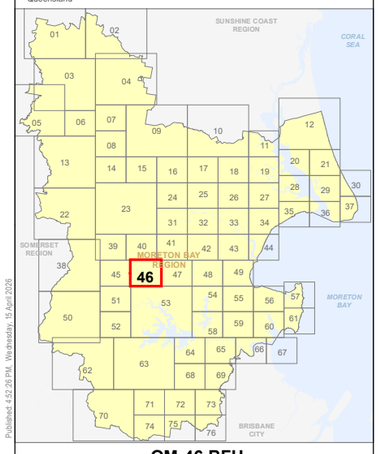
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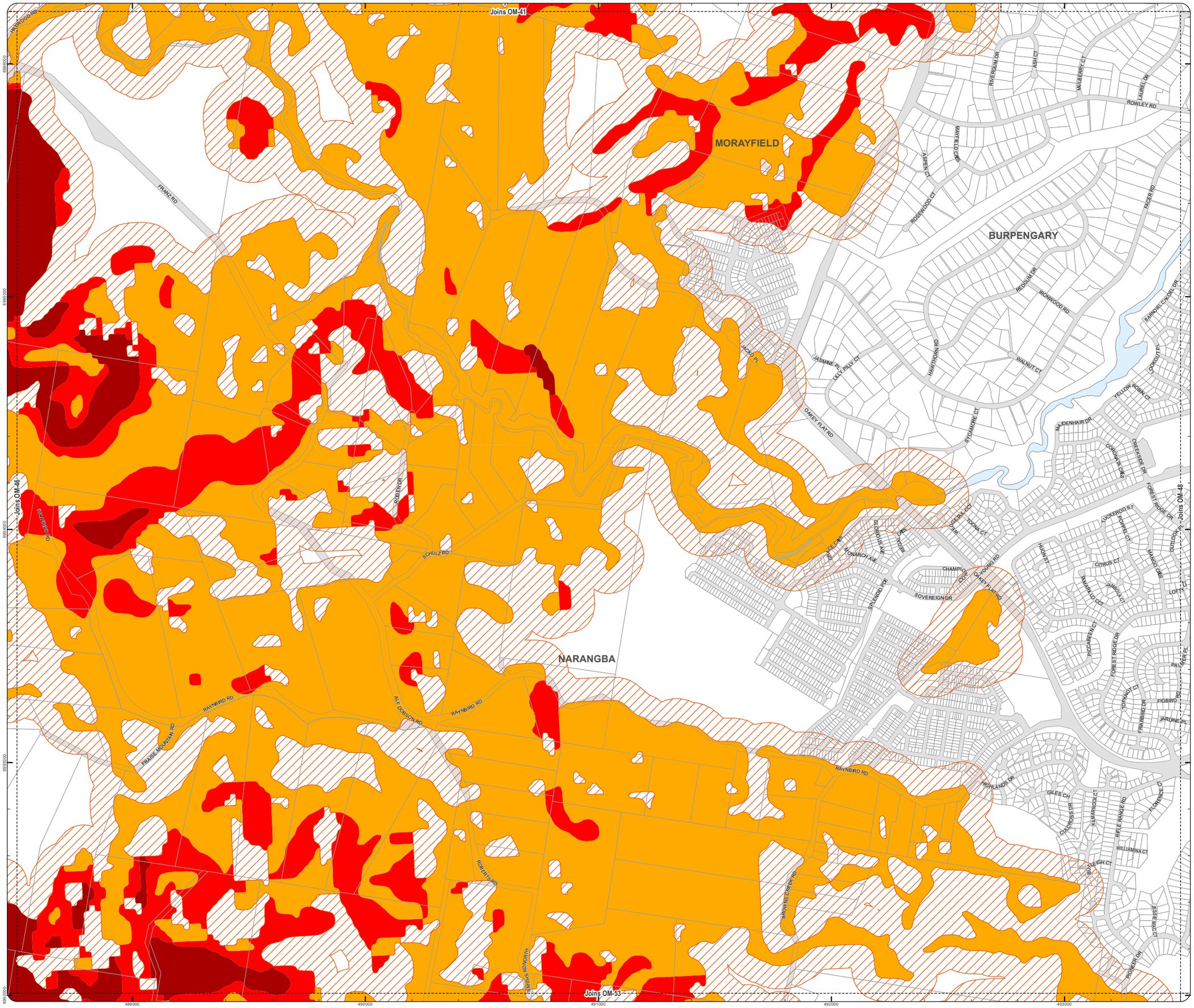
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OM-46 BFH Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- Very high Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

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For further information regarding this overlay, please refer to the Bushfire Prone Area information sheet on Council'st planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

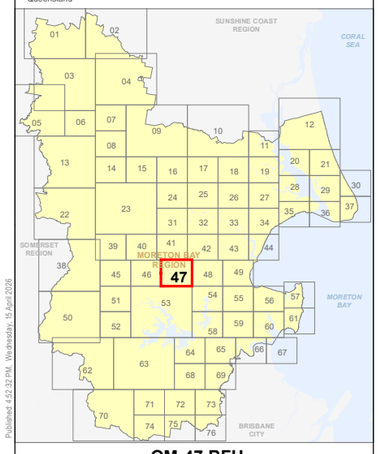
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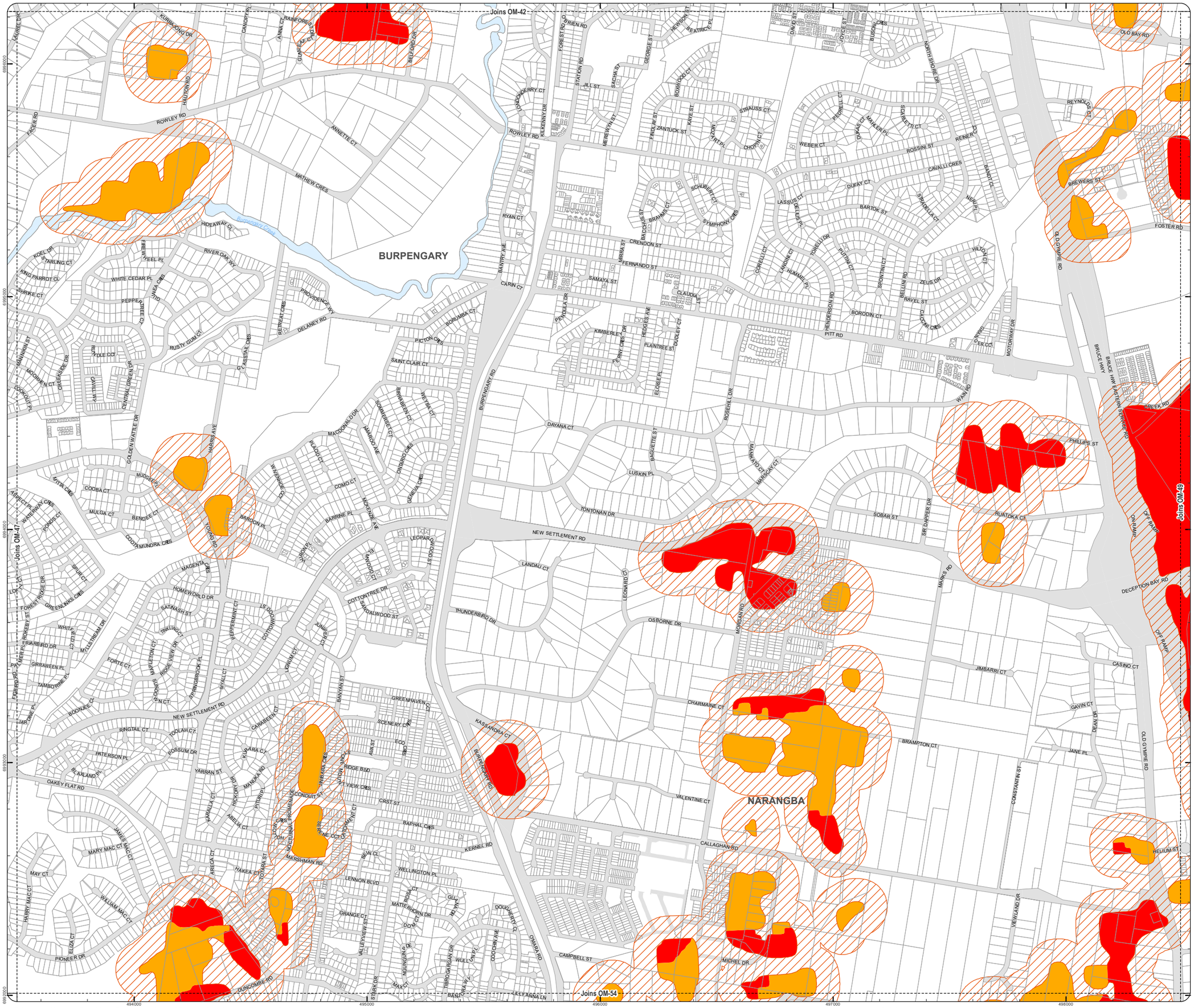
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OM-47 BFH Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

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- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

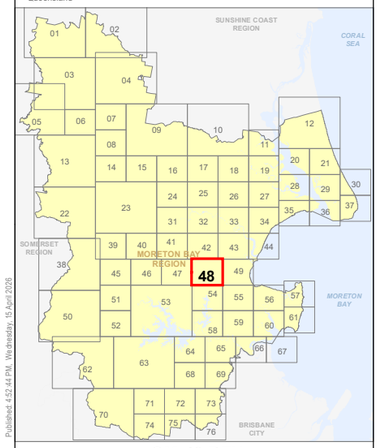
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OM-48 BFH Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

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- **High Potential Bushfire Intensity**
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- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

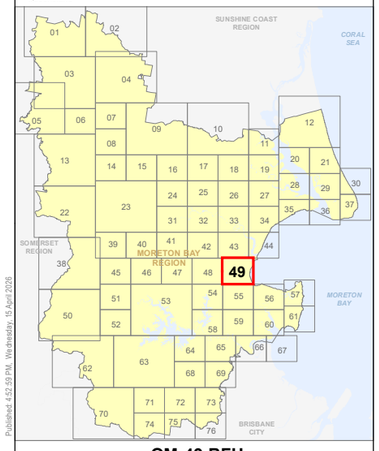
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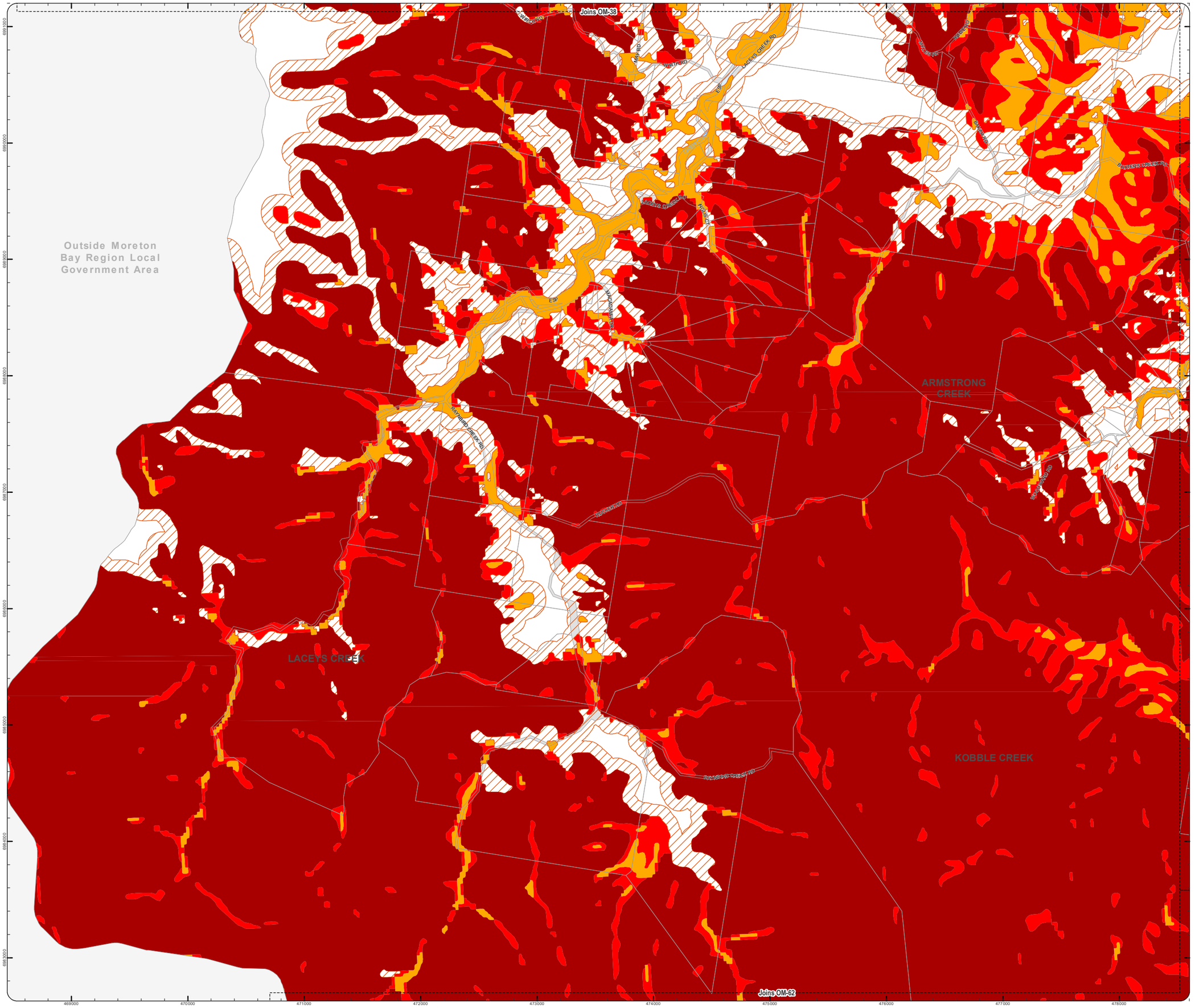


OM-49 BFH
Overlay Map

Published: 4:52:39 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

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- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

0 400 800 1,200 Metres

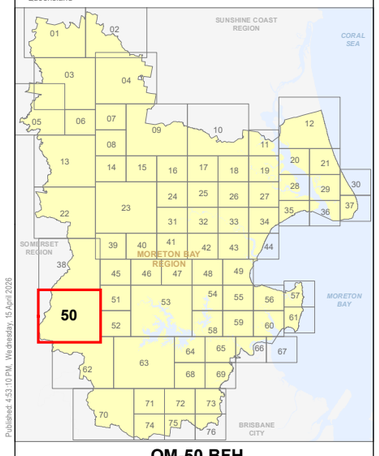
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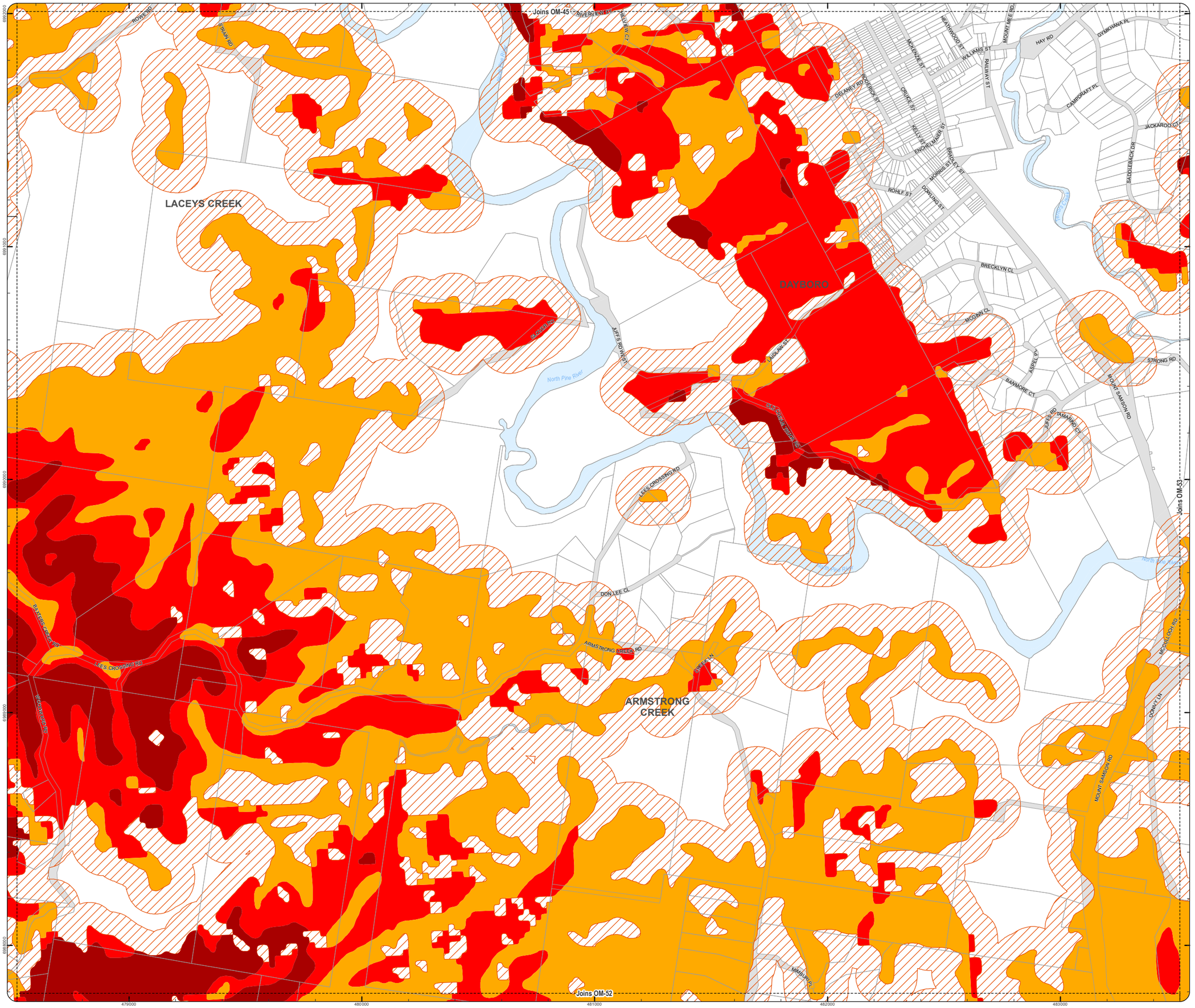


OM-50 BFH Overlay Map

Published 4:53:10 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- Very high Potential Bushfire Intensity
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- Medium Potential Bushfire Intensity
- Potential Impact Buffer

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Under **State Government** requirements, planning schemes must identify an area where bushfire hazard provisions apply. This overlay map shows **Bushfire Prone Areas** and comprises all land with the potential to support a significant bushfire or the potential to be subject to significant bushfire attack.

This map has been provided by the State Government and is the latest information available to council at the time of adoption.

The Bushfire Prone Area includes potentially hazardous vegetation identified with a medium, high, or very high potential bushfire intensity.

Land that could be subject to significant bushfire attack from embers, flames or radiant heat is included in a Potential Impact Buffer with a default width of 100m from all areas of medium, high or very high potential bushfire intensity.

Refer to the relevant zone code, local plan code and/or development code for requirements associated with this overlay map.

For further information regarding this overlay, please refer to the Bushfire Prone Area information sheet on Council'st planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

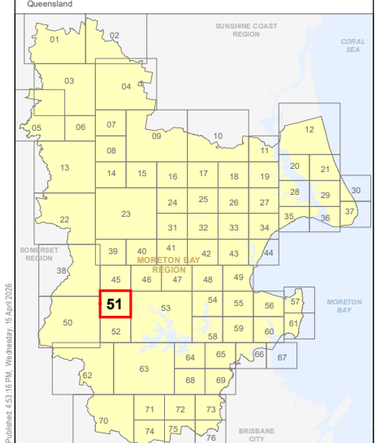
SCALE (A3): 1:15,000

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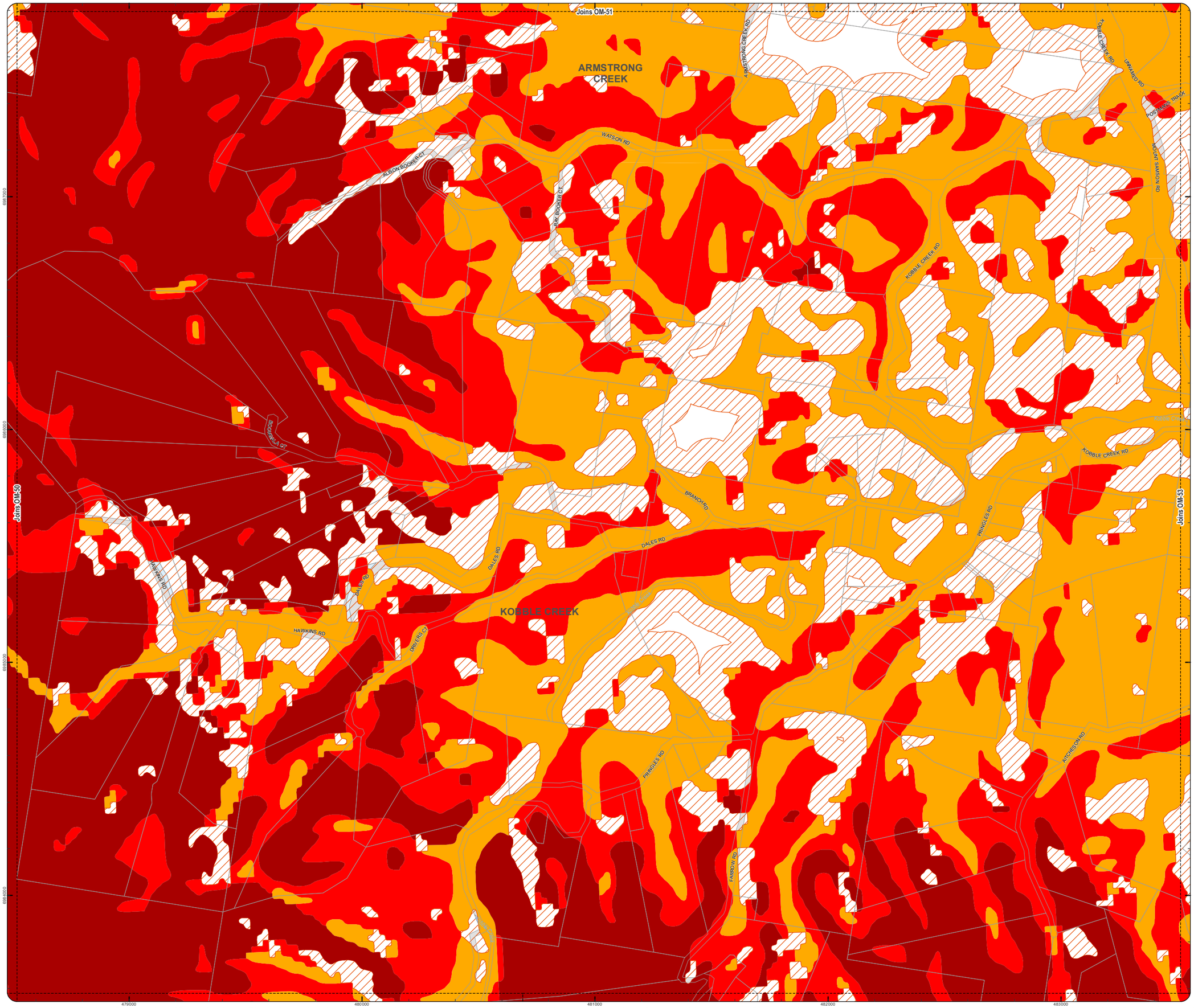
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OM-51 BFH Overlay Map

Published: 4:53:16 PM, Wednesday, 15 April 2026
Z:\App\Data\GIS\Data\Planning Division\01 Planning Scheme\Amendments\06_Proposed_Major_Amendment_4\Adoption\OM_Bushfire_Hazard_Amendment4_Adoption.mxd

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

Please read the following notes about this overlay map:

This overlay map only affects you if your property is identified in a State bushfire prone area, and you wish to develop. It does not apply when proposing a change in use in the General Residential zone, Centre zone, Industry zone and Township zone, however does apply to the designation of bushfire prone areas for building work in accordance with Part 1.6, Table 1.6.1.

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Refer to the relevant zone code, local plan code and/or development code for requirements associated with this overlay map.

For further information regarding this overlay, please refer to the Bushfire Prone Area information sheet on Council'st planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

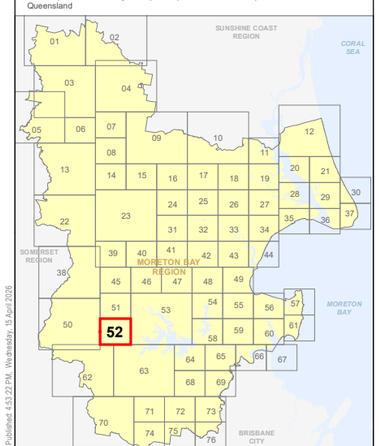
SCALE (A3): 1:15,000

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OM-52 BFH Overlay Map

Published 4:53:22 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

Please read the following notes about this overlay map:

This overlay map only affects you if your property is identified in a State bushfire prone area, and you wish to develop. It does not apply when proposing a change in use in the General Residential zone, Centre zone, Industry zone and Township zone, however does apply to the designation of bushfire prone areas for building work in accordance with Part 1.6, Table 1.6.1.

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Refer to the relevant zone code, local plan code and/or development code for requirements associated with this overlay map.

For further information regarding this overlay, please refer to the Bushfire Prone Area information sheet on Council'st planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 400 800 1,200 Metres

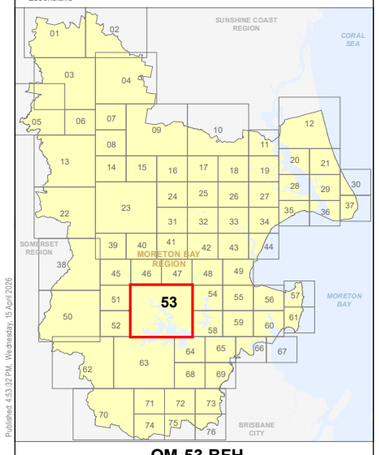
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OM-53 BFH
Overlay Map

Published 4:53:23 PM Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- Very high Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

Please read the following notes about this overlay map:

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

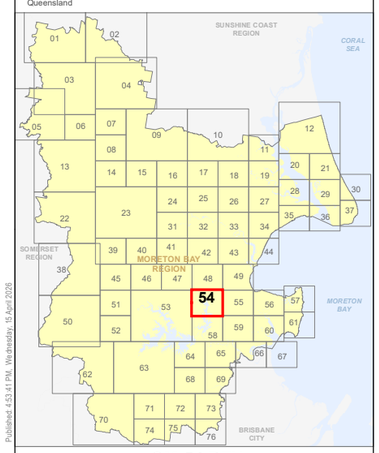
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OM-54 BFH Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

North Lakes Locality

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

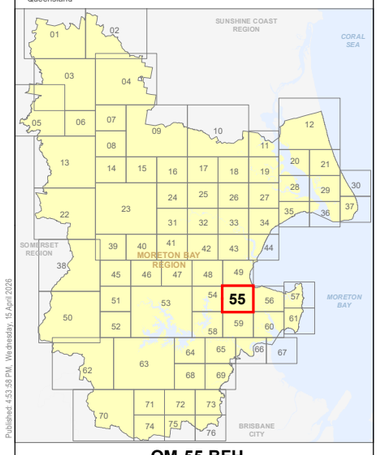
SCALE (A3): 1:15,000

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DCDB Version: February 2026
Projection: Map Grid of Australia, Zone 56
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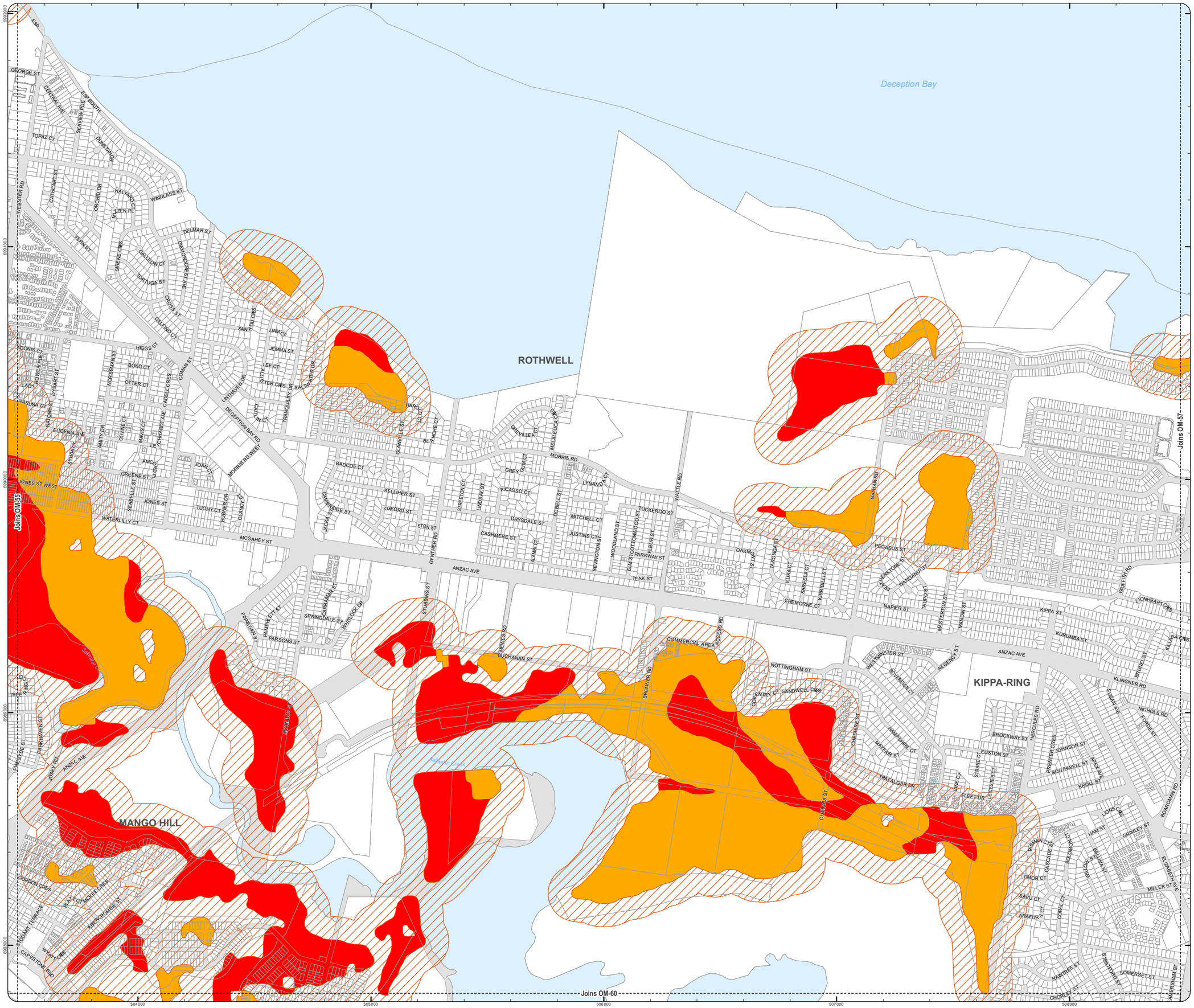
OM-55 BFH Overlay Map

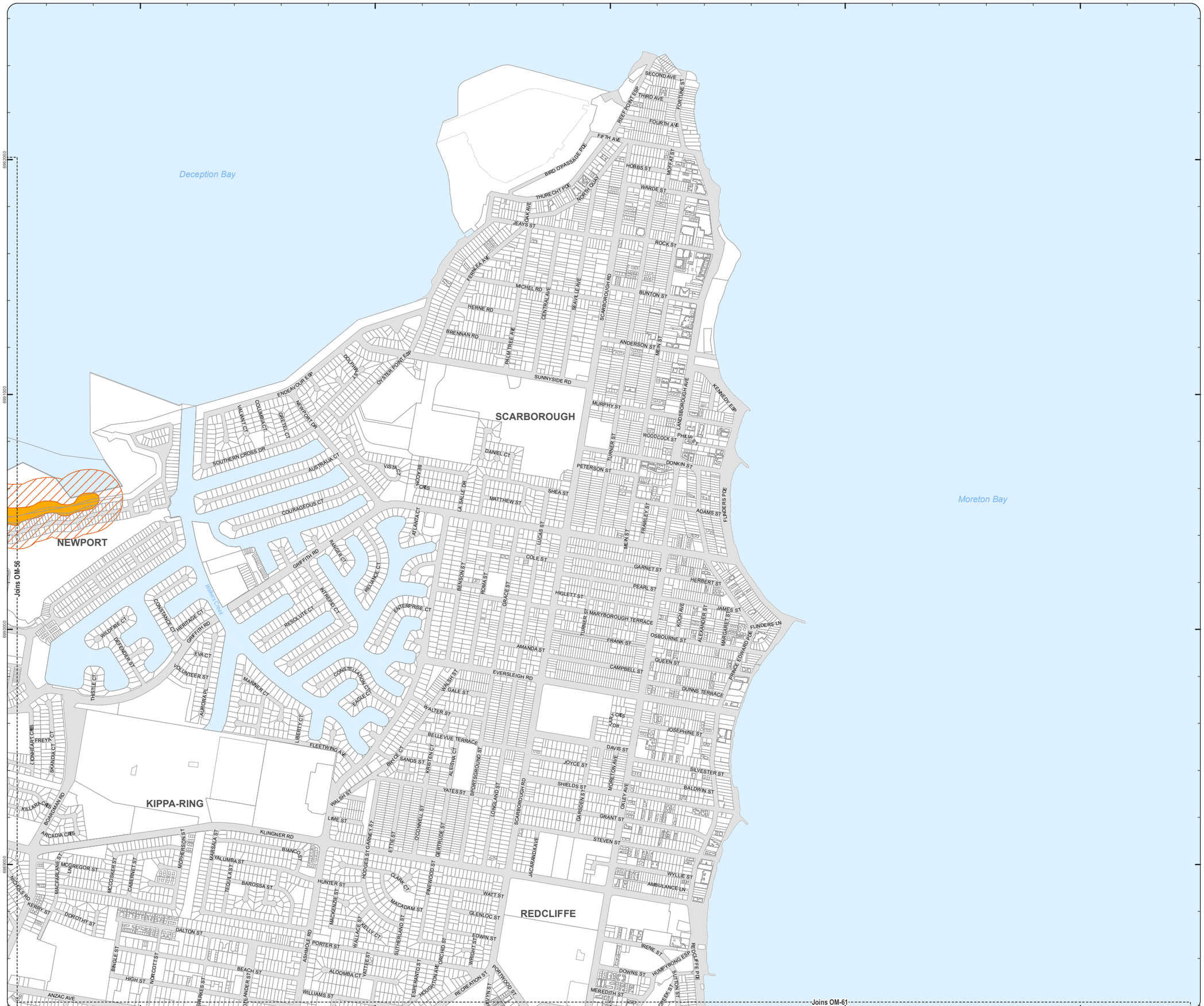
Published 4:53:38 PM, Wednesday, 15 April 2026

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Joins OM-49
Joins OM-54
Joins OM-56
Joins OM-59
North Lakes - Refer to Part 10.1
NARANGBA
DECEPTION BAY
BAKKABIN
MANGO HILL
BOUNDARY RD
OLD GYMPIE RD
BRUCE HWY
ON RAMP
OFF RAMP
MINERAL SPRING CT
SALTWATER CCT
GOODWYN PDE
HUGHES RD EAST
PLANTATION RD
KERR RD WEST
LAMINGTON RD
CAPESTONE BLVD
6992000
6991000
6990000
6989000
6988000
499000
500000
501000
502000
503000

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Deception Bay
ROTHWELL
KIPPA-RING
MANGO HILL
Joins OM-55
Joins OM-57
Joins OM-60
GEORGE ST
CENTRAL AVE
ESP SOUTH
SEAVIEW PDE
CHRISTMAS CT
TOPAZ CT
WEBSTER RD
CATHCART ST
ORCHID DR
HALYARD CT
WINDLASS ST
MARLIN PL
FERN ST
DELMAR ST
SIRENE CRES
GALLEON CT
DIAMOND CREST AVE
TOPTUGA ST
CROSS ST
DELPHINI CT
XANTA DU CRES
LIAM CT
JEMMA ST
HIGGS ST
ADONIS CT
BOKO CT
NORSEMAN ST
OTTER CT
COMAN ST
CADELL CRES
LEE CT
OTTER CRES
SALTWATER DR
LANTHAVEN DR
TRANQUILITY DR
HARO CT
DECEPTION BAY RD
MORRIS RD WEST
LAGUNA CT
DYSART ST
NAROWEE PDE
NATONE ST
EUGENIA AVE
AMITY DR
GLIVINE CT
MAVIS ST
CORRADI AVE
TE
AMCO
ROMA CT
JOAN CT
GREENE ST
JONES ST WEST
SEBELLE ST
JONES ST
TUORY CT
ROBINER DR
CLANCY CT
WATERLILLY CT
MCGAHEY ST
BADCOE CT
KELLIHER ST
OXFORD ST
ETON ST
CAMBRIDGE ST
JACKA ST
GYNTHER RD
ANZAC AVE
TEAK ST
PARKWAY ST
MITCHELL CT
BEVINGTON ST
WOODLAND ST
ELM ST
COTTONWOOD ST
FLEUR ST
CASHMERE ST
AKABE CT
DRYSDALE ST
JUSTINS CT
PICASSO CT
STREETON CT
LINOSA ST
DOBELL ST
LYNANO CT
MORRIS RD
GREY GUM CT
GREYVILLE CT
MELALEUCA CT
GLANVILLE ST
BLANCHE CT
HATTLE RD
TUCKEROO ST
OAKMAN ST
TARONGA ST
ILUKA CT
KAREELA CT
HIRIBILLI ST
CREMORNE CT
NAPIER ST
PEGASUS ST
HORSTONE ST
TELFORD ST
WANGANUI ST
RAUPO ST
MASTERTON ST
MAYDAN ST
NORMAN RD
GRIFFITH RD
LIONHEART CRES
KIPPA ST
KURUMBA ST
KLUMPH CRES
BRUNEL ST
KLINGNER RD
SUGAR AVE
NICHOLS RD
FORDE ST
ROADMAN RD
ANZAC AVE
REGENCY ST
WESTMINSTER ST
SOVEREIGN CT
NOTTINGHAM ST
COMMERCIAL ACCESS RD
BRENNER RD
STUBBINS ST
STEVENS RD
BUCHANAN ST
SPRINGDALE ST
WHITLOCK DR
CARRAMAR ST
PAMPHLETT ST
FANEGAN ST
PARSONS ST
PINE RING TREE
PINESIDE ST
HARRAVEN ST
JOSEF RD
ANZAC AVE
MCKENZIE ST
Stream 1
Stream 2
Stream 3
Stream 4
Stream 5
Stream 6
Stream 7
Stream 8
Stream 9
Stream 10
Stream 11
Stream 12
Stream 13
Stream 14
Stream 15
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Stream 62
Stream 63
Stream 64
Stream 65
Stream 66
Stream 67
Stream 68
Stream 69
Stream 70
Stream 71
Stream 72
Stream 73
Stream 74
Stream 75
Stream 76
Caboolture River
Caboolture River
Caboolture River



CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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For further information regarding this overlay, please refer to the Bushfire Prone Area information sheet on Council'st planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

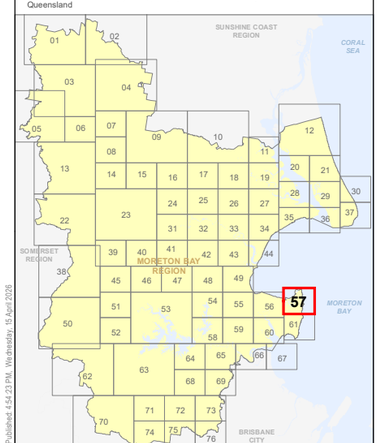
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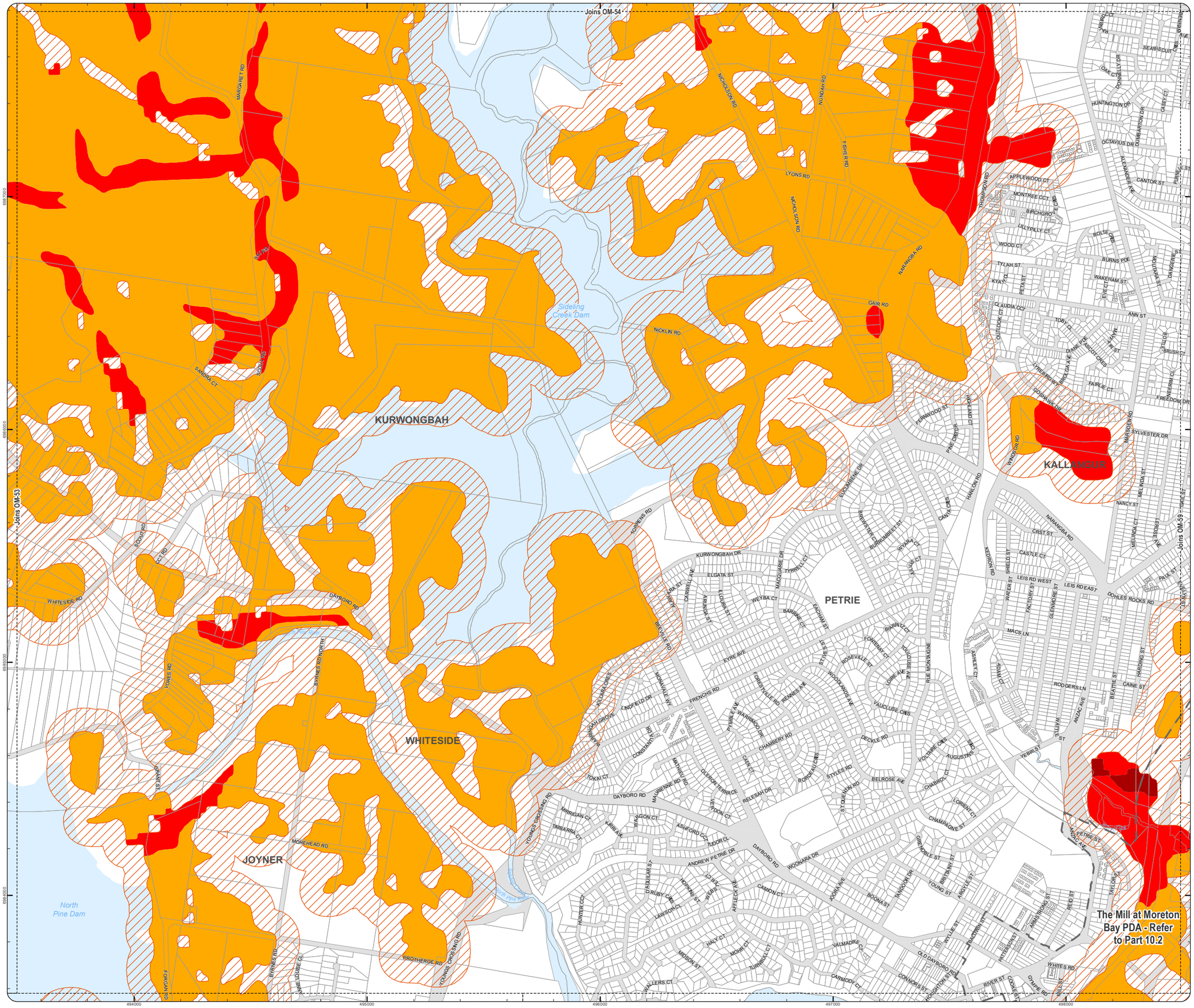


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OM-57 BFH Overlay Map

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Joins OM-54
Joins OM-53
Joins OM-59
KURWONGBAH
WHITESIDE
JOYNER
PETRIE
KALLANGUR
Sideling Creek Dam
North Pine Dam
North Pine River
MARGARET RD
NICHOLSON RD
NUNDAH RD
FISHER RD
LYONS RD
NICHOLSON RD
NARANGBA RD
GAIR RD
NICKLIN RD
SCOUR RD
SANDRA CT
SCOUT RD
CCT RD
WHITESIDE RD
DAYBORO RD
BYRNES RD NORTH
YORES RD
BERVILLE RD
MOHAVALE RD
LINDFIELD DR
FRENCHS RD
CONSTANCE RD
MATHIEU RD
OLERON TERRACE
RELEAH DR
TOKAI CT
MAUBRENE RD
MORETON VIEW
MORETON CT
MORETON DR
MORETON CRES
MORETON ST
MORETON PDE
MORETON AVE
MORETON CRES
MORETON CL
MORETON PL

CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries
North Lakes Locality
Priority Development Area

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

Please read the following notes about this overlay map:

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For further information regarding this overlay, please refer to the Bushfire Prone Area information sheet on Council's planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

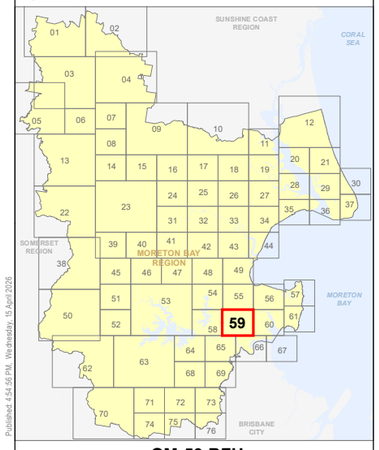
SCALE (A3): 1:15,000

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DCDB Version: February 2026
Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 2020

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OM-59 BFH Overlay Map

Published: 4:54:56 PM, Wednesday, 15 April 2026

Joins OM-58
Joins OM-55
Joins OM-60

North Lakes - Refer to Part 10.1
The Mill at Moreton Bay PDA - Refer to Part 10.2

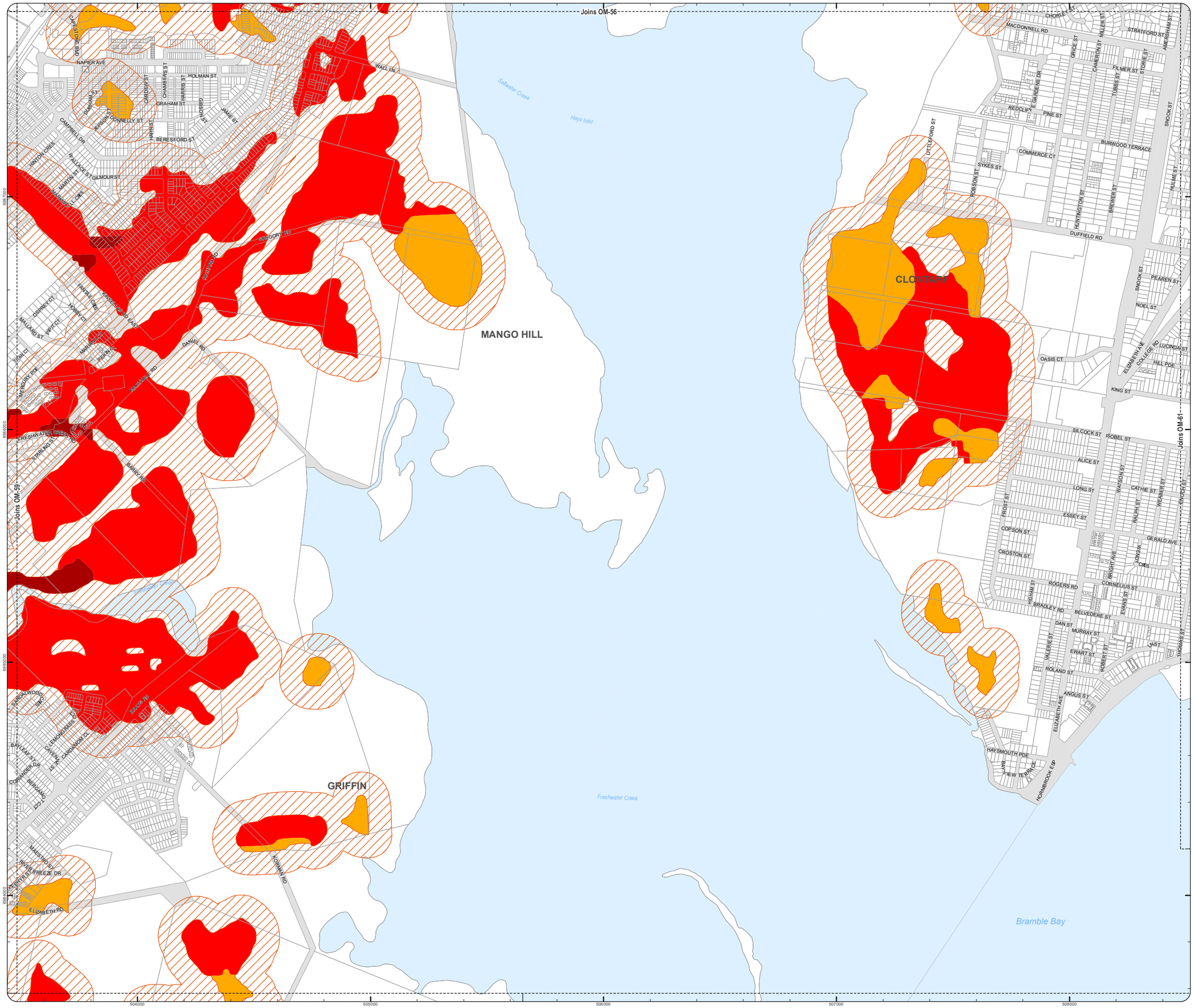
KALLANGUR
GRIFFIN
MURRUMBA DOWNS
MANGO HILL

Yebri Creek
North Pine River

6987000
6985000
6983000
499000
500000
501000
502000
503000

Z:\App Data\GIS\Data\Planning Division\51 Planning Scheme\Amendment\06. Proposed_Major_Amendment_4\Adopted\OM_Bushfire_Hazard_Amendment4_Adoption.mxd

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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0 200 400 600 Metres

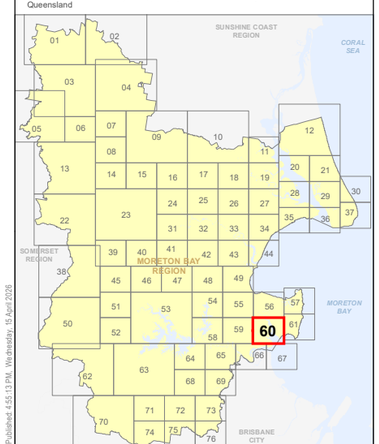
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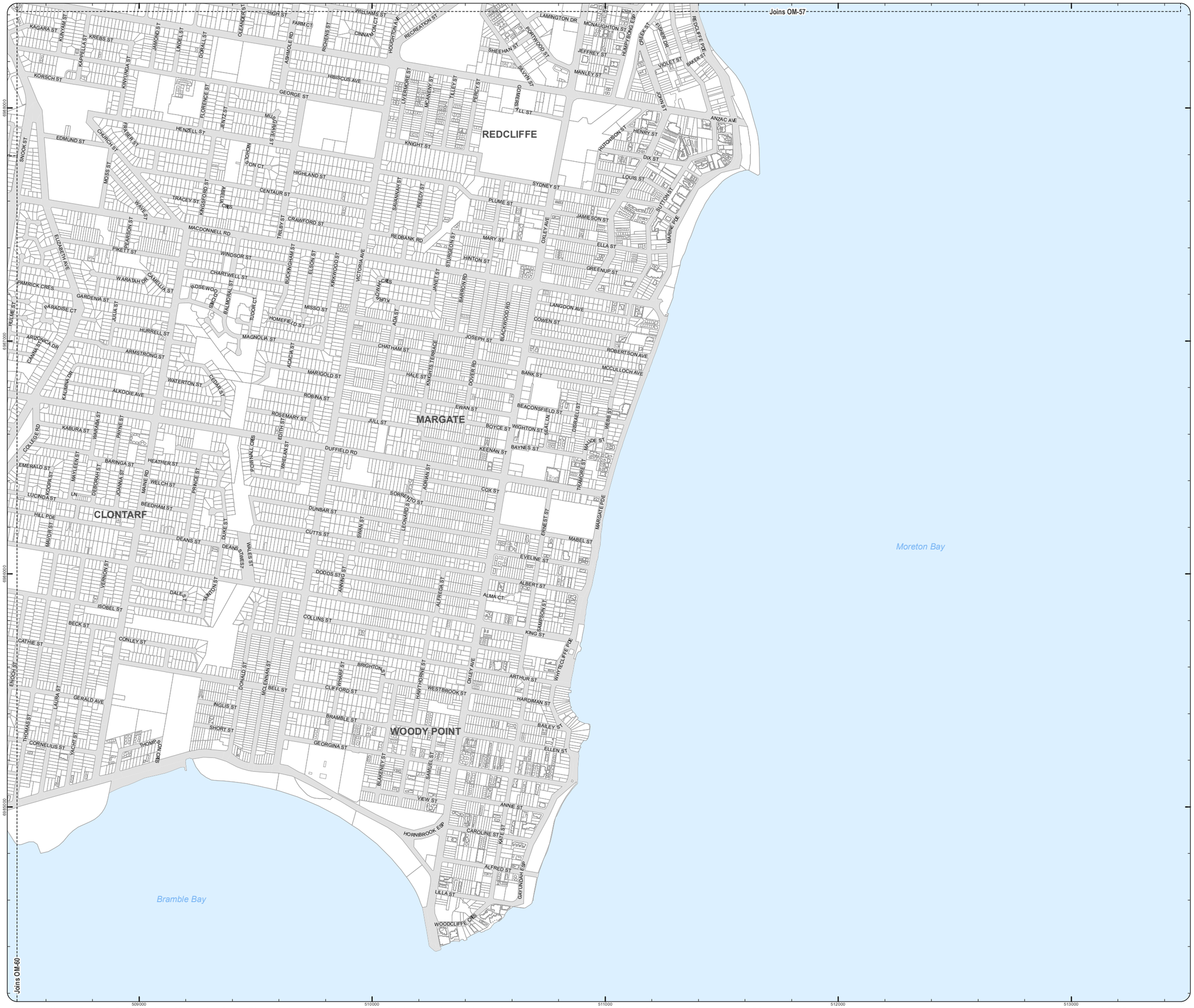


OM-60 BFH Overlay Map

Published 4:55:13 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

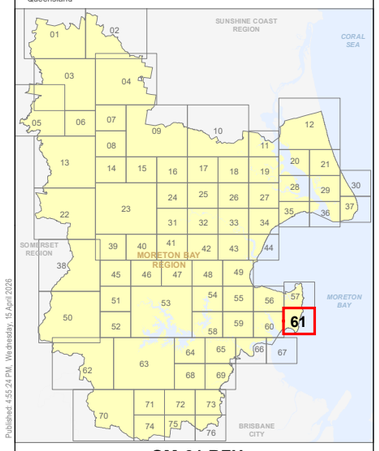
SCALE (A3): 1:15,000

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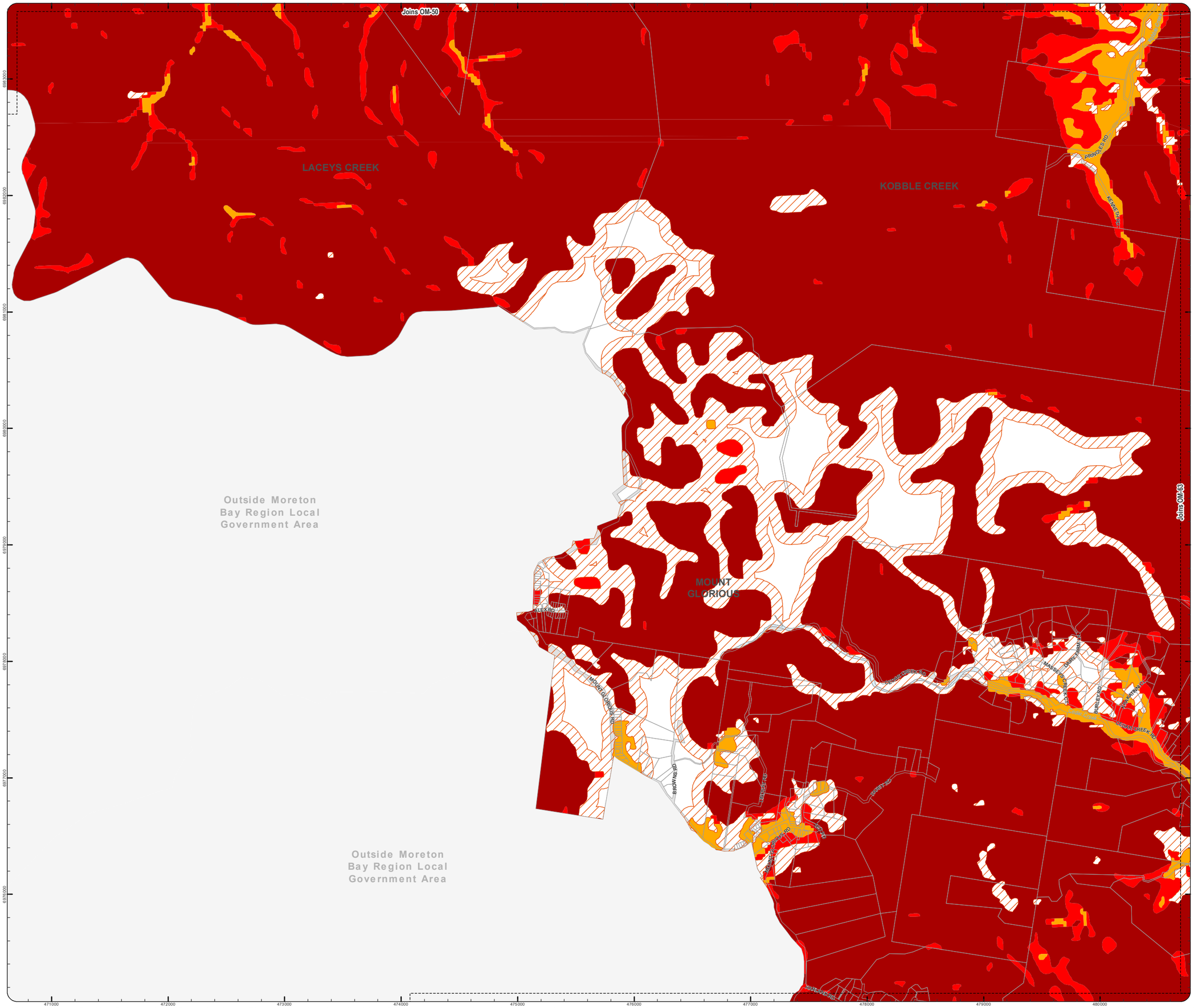
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OM-61 BFH
Overlay Map

Published 4:55:24 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

0 400 800 1,200 Metres

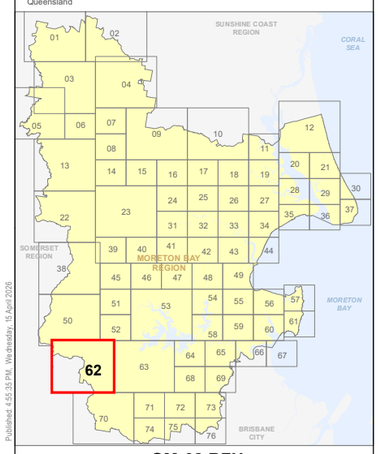
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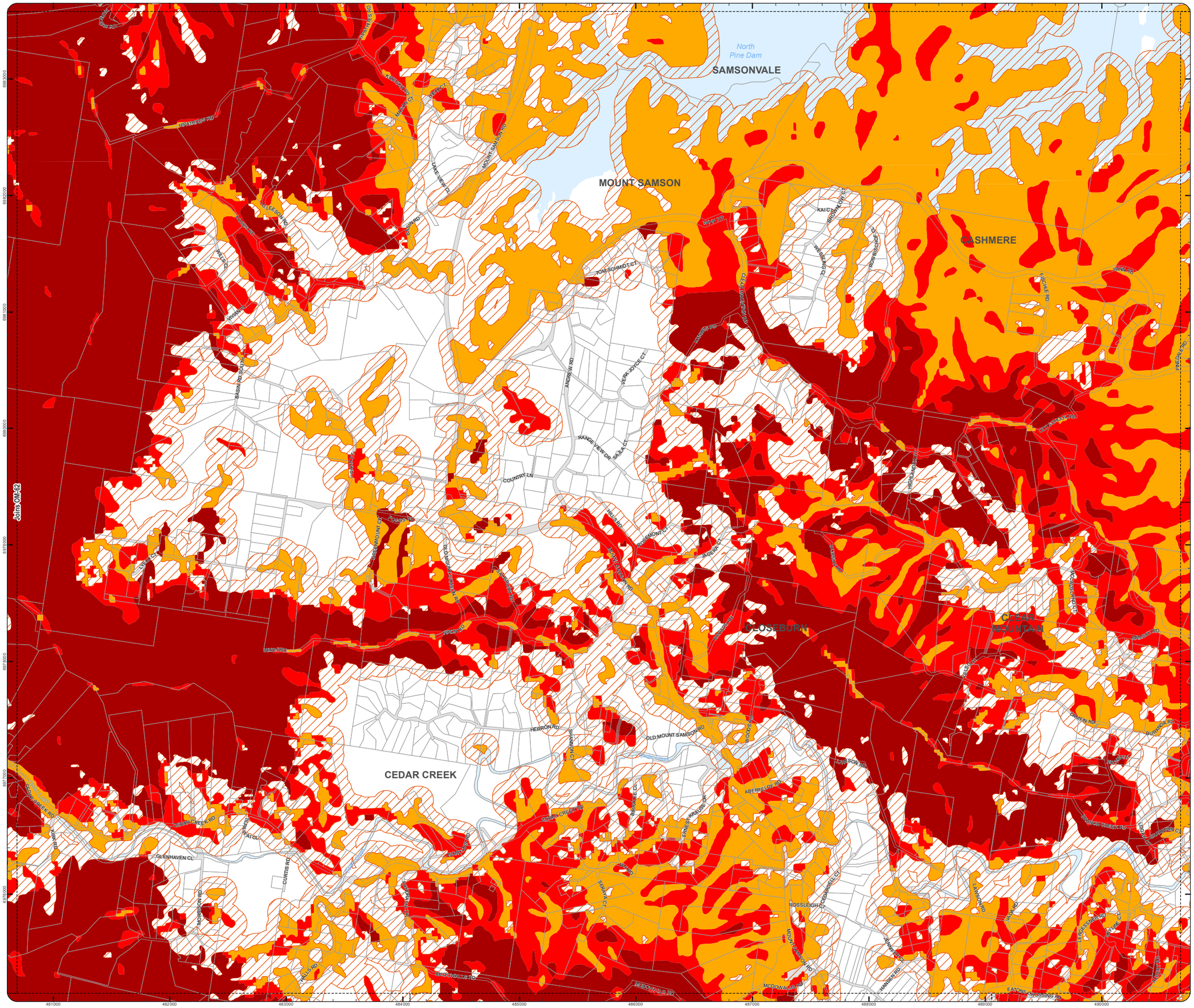


OM-62 BFH Overlay Map

Published: 4:55:35 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

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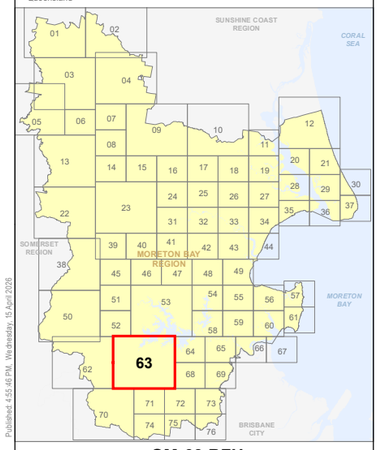
SCALE (A3): 1:30,000

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DCDB Version: February 2026
Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 2020

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OM-63 BFH Overlay Map

Published 4:55:48 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

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- **Medium Potential Bushfire Intensity**
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0 200 400 600 Metres

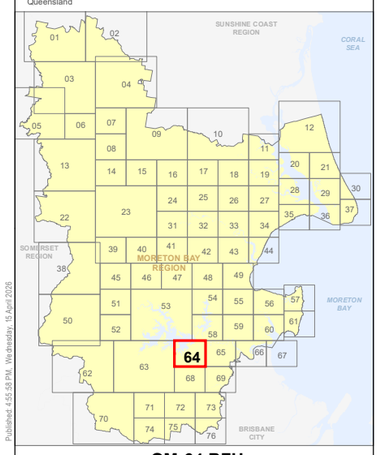
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OM-64 BFH Overlay Map

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Joins OM-63

Joins OM-65

Joins OM-68

JOYNER

CASHMERE

WARNER

North Pine Dam

Four Mile Creek

6981000

6982000

6983000

491000

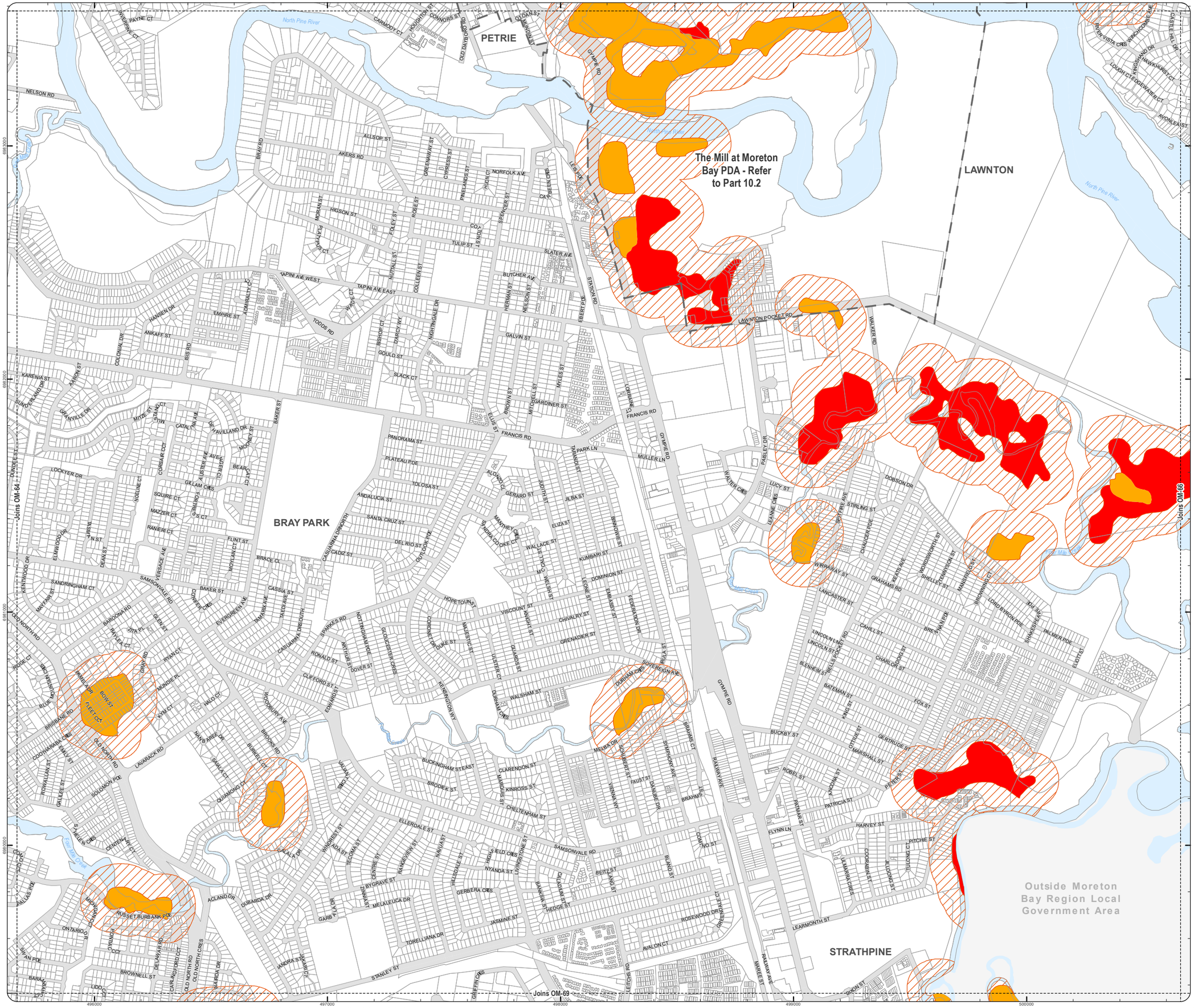
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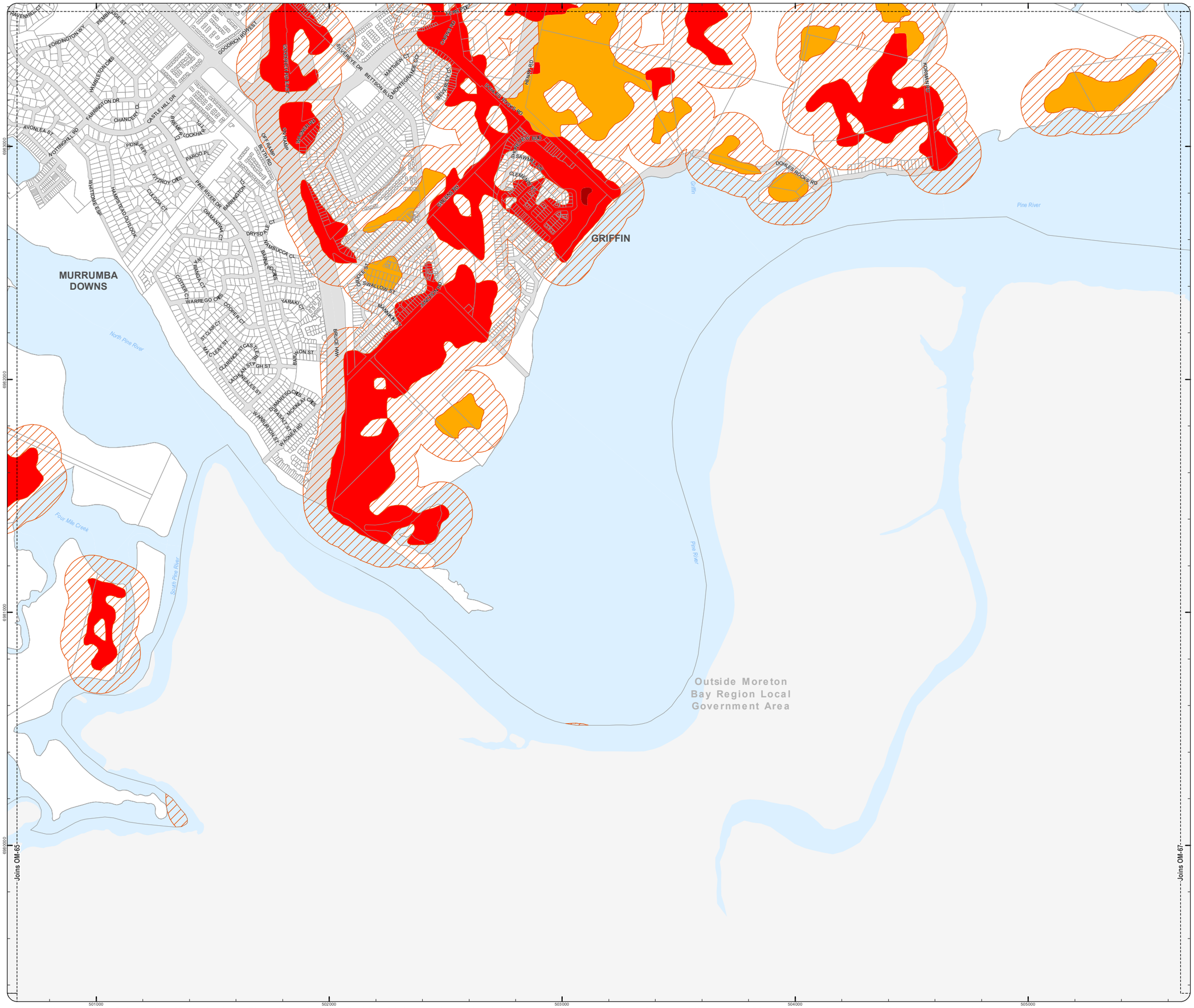
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PETRIE
BRAY PARK
LAWNTON
STRATHPINE
The Mill at Moreton Bay PDA - Refer to Part 10.2
Outside Moreton Bay Region Local Government Area
North Pine River
Joins OM-64
Joins OM-66
Joins OM-69
NELSON RD
BRAY RD
AKERS RD
ALLSOP ST
HIGSON ST
TAPINI AVE WEST
TAPINI AVE EAST
TODDS RD
EMPIRE ST
ADMIRALTY CT
HANSEN DR
ANKAFE ST
COLONIAL DR
KARENIA ST
GRANVILLE DR
LOCKYER DR
MAZZER CT
RANIERI CT
SANDRINGHAM CT
BARGOONA RD
OLD NORTH RD
BRISBANE RD
LAVARACK RD
SOLOMON PDE
GALLIPOLI DR
ANZAC AVE
DR TAVILLAND DR
PANORAMA ST
PLATEAU PDE
TOLOSA ST
ANDALUCIA ST
SANTA CRUZ ST
DELRIO ST
CADIZ ST
FLINT ST
BRACE CT
SAMSONVALE RD
BAKER ST
CASSIA ST
ACLAND DR
DUBARDA DR
ONTARIO DR
BROWNELL ST
STANLEY ST
MUSSET BURBANK PDE
ROYALO ST
ARTHUR ST
DOVER ST
CLIFFORD ST
EDWARDS ST
WALSHAM ST
GRENADIER ST
CHIVALRY ST
VISCOUNT ST
HOPETOUN ST
NORFOLK AVE
SLATER AVE
BUTCHER AVE
GALVIN ST
GOULD ST
SLACK CT
FRANCIS RD
LAWNTON POCKET RD
STATION RD
WALKER RD
GYMPIE RD
MULLER LN
TAPPARK LN
LEARMONTH ST
BUCKBY ST
ROBEL ST
HARVEY ST
FLYNN LN
PITCHE ST
BUCKINGHAM ST EAST
CLARENDON ST
KINROSS ST
CHELTENHAM ST
ELLERDALE ST
SAMSONVALE RD
NYANDA ST
BEITZ ST
BLAND ST
MELALEUCA DR
JASMINE ST
TORELLIANA DR
AVALON CT
ROSEWOOD DR
HEDGE ST
GERBERA CRES
BANKSIA ST
ZINNIA ST
BYGRAVE ST
GARBLOR
MELVA DR
SCHUBERT ST
VERNA WY
DANUBE DR
BRAHMS
RAILWAY AVE
DURHAM CRES
SOVEREIGN AVE
KENSINGTON WY
BRAEMAR CT
BRAEMAR DR
BOWSTRING CT
FLEET CT
MOORBURN AVE
BROOKS RD
BUNKELL CT
OLD NORTH RD
MUNDIL PL
RYAN CT
HALO CT
KYM CT
MAYBARE DR
GALLOP CT
OUMONG CT
VALMAR CT
GRAY RD
PAYTEA CT
BRIDGE CT
BLUE
SPOONWOOD CT
COOMBABA CRES
ROWALLAN ST
GILLIES ST
CENTENARY CT
ST ALBANS CRES
CONDOR CCT
FALLS AVE
ONTARIO CCT
DELAWARE RD
CORRIMAL PDE
OLD NORTH RD
NIAGARA DR
IAMARA ST
IAKARA CT
LIDO CCT
BARAMA CT
GREENWAY ST
CYPRESS ST
PINELANDS ST
HIGH CT
BREWER ST
COOK ST
TULIP ST
COLLEEN ST
NUTALL ST
HERMAN ST
NELSON ST
MYLES ST
MITCHELL ST
GARDINER ST
BROWN ST
ELLIS ST
LORRAINE CT
GYMPIE RD
PARLEY DR
WALTER CRES
LUCY ST
LEANNE CRES
DOBSON DR
SOUTHERN AVE
STIRLING ST
CHAUCER PDE
WYRRAWAY ST
LANCASTER ST
GRAHAMS RD
KEATS AVE
WORDSWORTH ST
SHELLEY ST
MANSFIELD ST
BROWNING CT
LORD BYRON PDE
SHAKESPEARE ST
PALMER PDE
ELIOT ST
CAHILL ST
CHARLOTTE ST
BREWARRINA PDE
LINCOLN ST
BELLS ROCK RD
BLENHEIM ST
BATEMAN ST
KNOX ST
FOX ST
GERTRUDE ST
MARSHALL ST
PETIE ST
PATRICIA ST
RITCHIE ST
RITMAR ST
COOMBABIN ST
WARRABA CRES
WILDONEA ST
TUDOR CT
COMO ST
MANTHEL CRES
ALOMA CT
GERARD ST
JUDITH ST
JILBA ST
ELIZA ST
WALLACE ST
M C WELSH ST
KUMBARI ST
DOMINION ST
LEONE ST
EMBASSY ST
FEDERATION DR
HOPETOUN ST
VISCOUNT ST
KNIGHT ST
CHIVALRY ST
GRENADIER ST
BANDRE ST
LISTER CT
DURHAM CRES
WALSHAM ST
KENSINGTON WY
BRAEMAR CT
SCHUBERT ST
VERNA WY
DANUBE DR
BRAHMS
RAILWAY AVE
GYMPIE RD
BUCKBY ST
ROBEL ST
HARVEY ST
FLYNN LN
PITCHE ST
PATRICIA ST
RITMAR ST
COOMBABIN ST
WARRABA CRES
WILDONEA ST
TUDOR CT
COMO ST
LEARMONTH ST
RAILWAY AVE
TAREE ST
DIXON ST
GREENWAY ST
CYPRESS ST
PINELANDS ST
HIGH CT
BREWER ST
COOK ST
TULIP ST
COLLEEN ST
NUTALL ST
HERMAN ST
NELSON ST
MYLES ST
MITCHELL ST
GARDINER ST
BROWN ST
ELLIS ST
LORRAINE CT
GYMPIE RD
PARLEY DR
WALTER CRES
LUCY ST
LEANNE CRES
DOBSON DR
SOUTHERN AVE
STIRLING ST
CHAUCER PDE
WYRRAWAY ST
LANCASTER ST
GRAHAMS RD
KEATS AVE
WORDSWORTH ST
SHELLEY ST
MANSFIELD ST
BROWNING CT
LORD BYRON PDE
SHAKESPEARE ST
PALMER PDE
ELIOT ST
CAHILL ST
CHARLOTTE ST
BREWARRINA PDE
LINCOLN ST
BELLS ROCK RD
BLENHEIM ST
BATEMAN ST
KNOX ST
FOX ST
GERTRUDE ST
MARSHALL ST
PETIE ST
PATRICIA ST
RITCHIE



CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- Very high Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

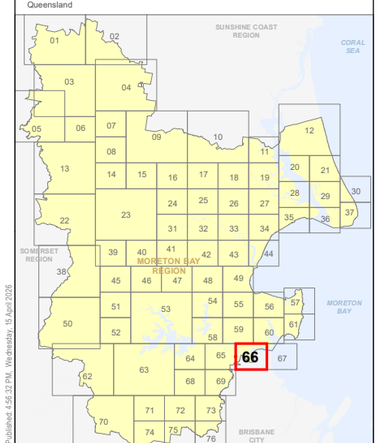
SCALE (A3): 1:15,000

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DCDB Version: February 2026
Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 2020

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OM-66 BFH Overlay Map

Published 4:56:32 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

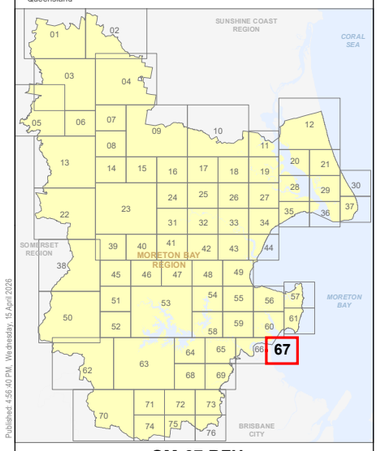
SCALE (A3): 1:15,000

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Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 2020

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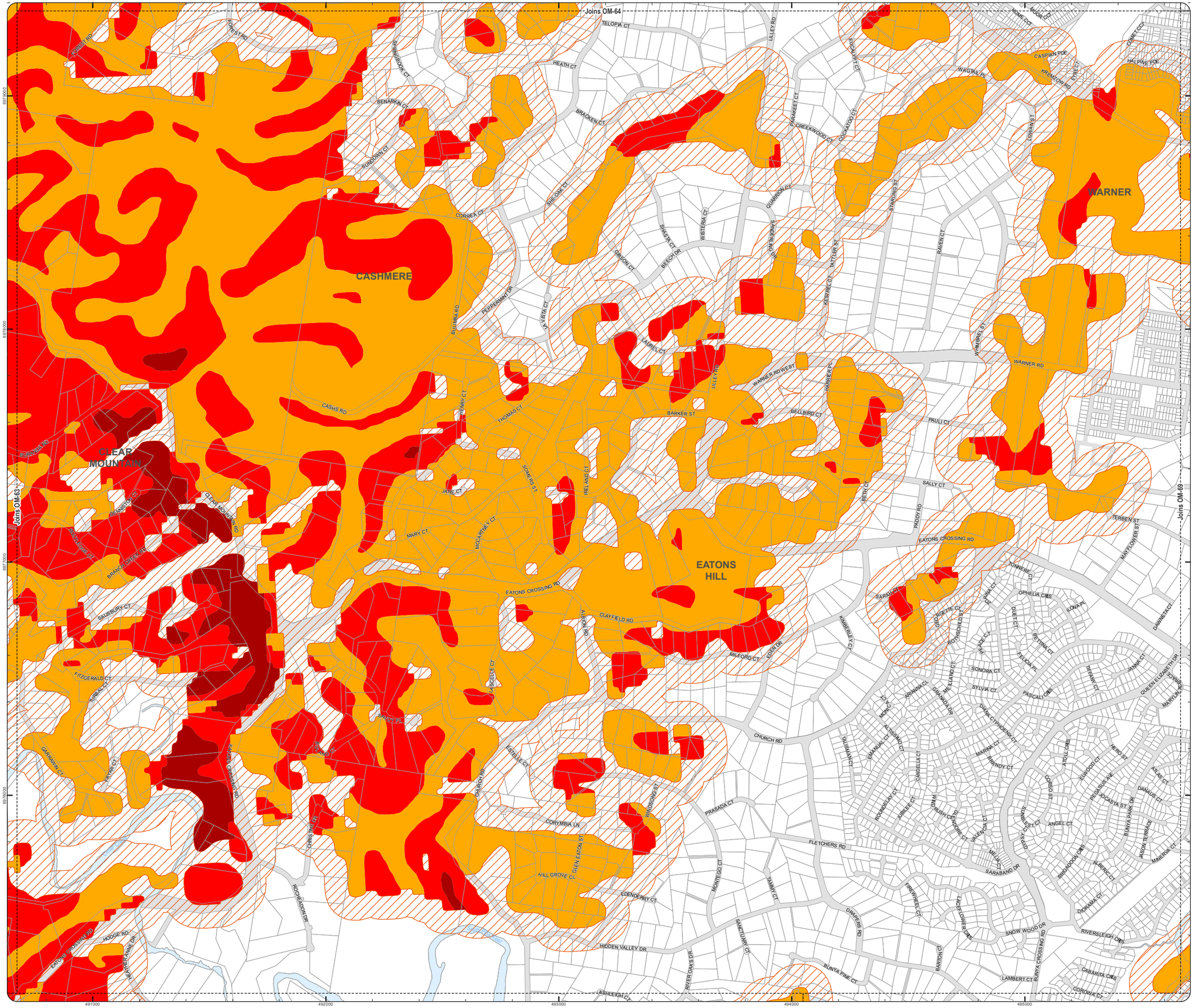
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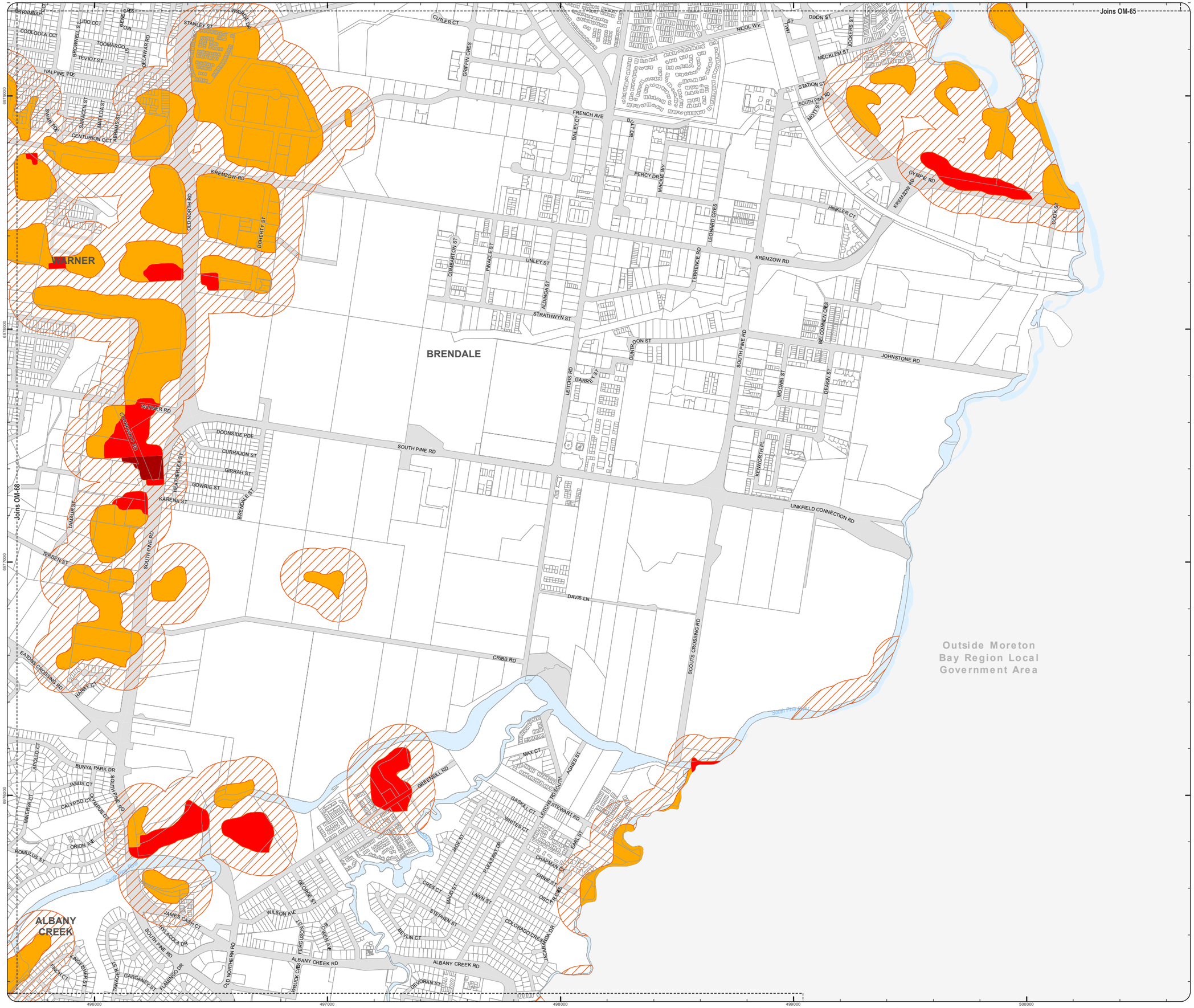


OM-67 BFH
Overlay Map

Published 4:56:40 PM, Wednesday, 15 April 2026
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Joins OM-64
Joins OM-63
Joins OM-69
CASHMERE
CLEAR MOUNTAIN
EATONS HILL
WARNER
TELOPEA CT
HEATH CT
BENARKIN CT
BRACKEN CT
SUNDOWN CT
SHE-OAK CT
CORREA CT
PEPPERMINT DR
DAVISTA CT
BULIMBA RD
SHASTA CT
GIBSON CT
BEECH DR
WISTERIA CT
QUARRION CT
CREEKWOOD CT
CASHS RD
LAUREL CT
THOMAS CT
BARKER ST
WARNER RD WEST
BELLBIRD CT
PAULI CT
SALLY CT
EATONS CROSSING RD
MARY CT
JANE CT
SOMERS ST
IRELAND CT
MCCARTNEY CT
CLAYFIELD RD
ALBION RD
MILFORD CT
EDEN DR
SAVOY RD
CHURCH RD
ESTELLE CT
CORYMBIA LN
GLEN EATON ST
HILL GROVE CT
EDENBERRY CT
PRASADA CT
FLETCHERS RD
HIDDEN VALLEY DR
SANCTUARY CT
TAMMY CT
MONTEGO CT
RIVER OAKS DR
ASHLEIGH CT
SARABAND DR
SNOW WOOD DR
RIVERSLEIGH CRES
DRAPER RD
BUNYA PINE CT
LAMBERT CT
BUNYA CROSSING RD
CABARITA CRES
CORDOVA CT
HODGE RD
EATONS CROSSING RD
FITZGERALD CT
JUBBALCUL CT
GARRAWAY CT
TRYAN CT
BRANDY CREEK RD
SALISBURY CT
CLEAR MOUNTAIN RD
BURNDA RD
BENNETS CREEK RD
ROCHESTER DR
CHRISTINE DR
KIRKELEE CT
LASCELLE CT
PARAKEET CT
COCKATOO CT
BIGALYPT CT
MOOR CT
NOME CT
CASPIAN PDE
KRENZLOW RD
WAGTAIL PL
CANET CCT
HALPINE PDE
LOWAN ST
STARLING ST
RAVEN CT
JATTER ST
KESTREL CT
WARNER BYPASS
WARNER RD
HARRIER PL
ULLEY RD
ROTHSCHILD ST
DOROTHEA CT
TOMMERE CT
OPHELIA CRES
DUET CT
ILONA PL
BERTINA CT
TELICIA PL
SONORA CT
SYLVIA CT
PASCALI CRES
ARIANNA CL
GRENADA DR
DIANA CT
PHOENIX CT
MARINA CT
BRANDY CT
ATOLL CRES
ELWOOD CT
HERO ST
ATLAS CT
DANALIS CT
JOCASTA ST
BUNYA PARK DR
JASON TERRACE
MINERVA CT
ANGEL CT
CORSAIR ST
SUNBURST CT
VALENCIA CT
MELIA CT
BRIGADOON CRES
ALGERIC CT
DEPRAMA CT
LACEY LOWEN CRES
BRENWHEEL CT
BARTON CT
TERBEN ST
MAYFLOWER ST
DAWNETA CT
QUEEN ELIZABETH DR
MARILYN CT
TIFFANY CT
JANNA CT
ROBYN CT
ROBERTSON ST
ROSEMARY LANE DR
ROSEMARY LANE
ROSEMARY LANE
ROSEMARY LANE



CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- Very high Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

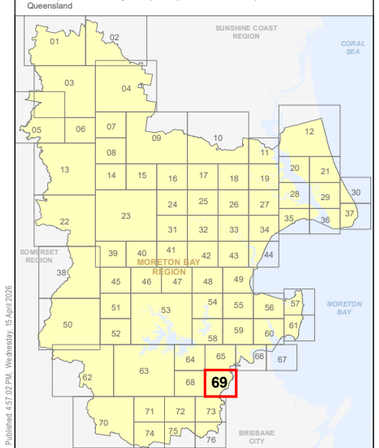
SCALE (A3): 1:15,000

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Published 4:57:02 PM, Wednesday, 15 April 2026

OM-69 BFH Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Major Amendment No. 4 - New Map to be Inserted

0 400 800 1,200 Metres

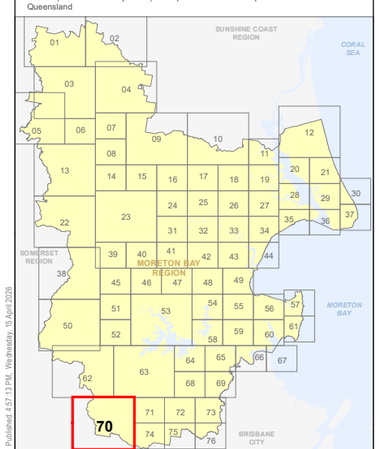
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OM-70 BFH
Overlay Map

MOUNT NEBO

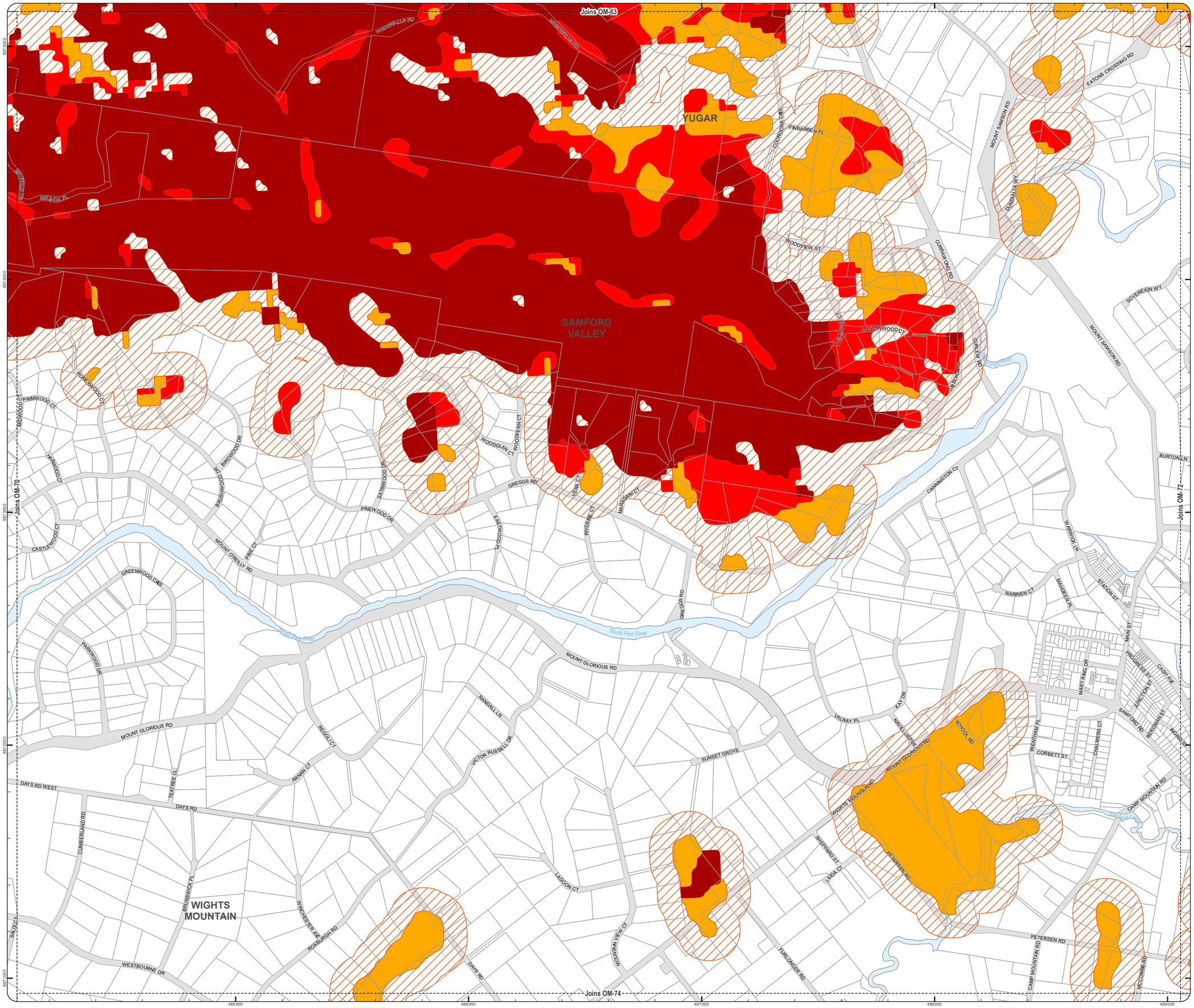
HIGHVALE

Outside Moreton Bay Region Local Government Area

Outside Moreton Bay Region Local Government Area

Published 4:57:13 PM, Wednesday, 15 April 2026
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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

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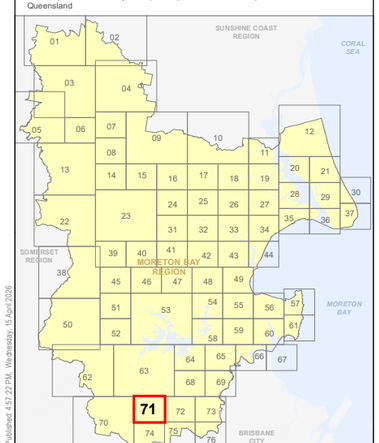
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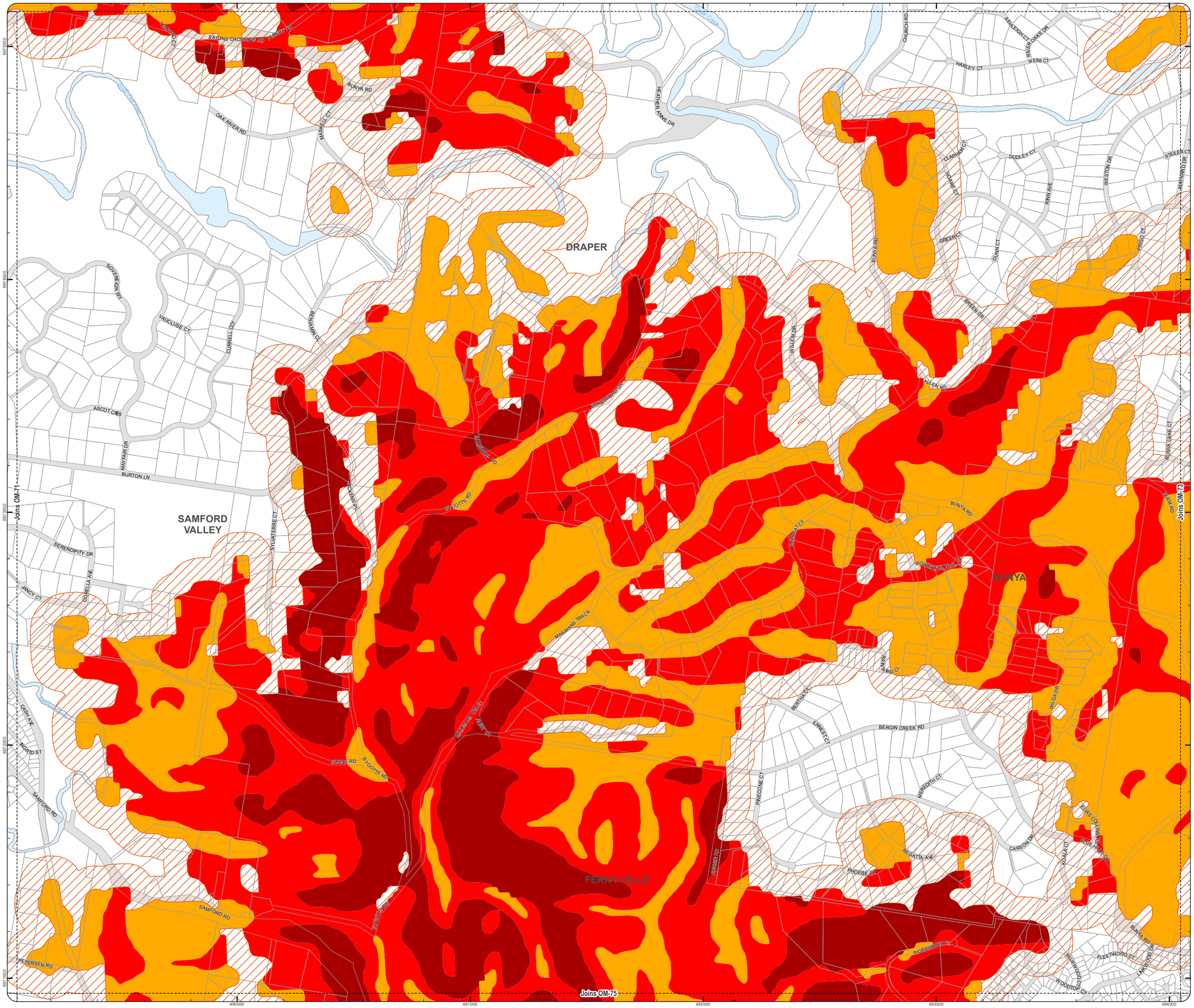


OM-71 BFH Overlay Map

Published: 4:57:22 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

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- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

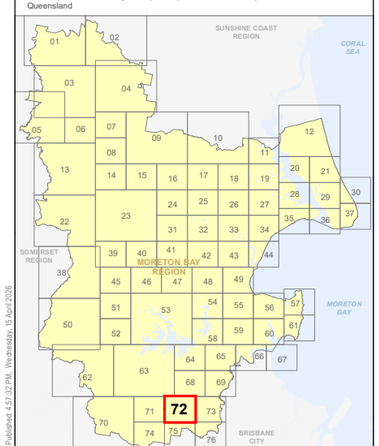
SCALE (A3): 1:15,000

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OM-72 BFH Overlay Map

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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Land that could be subject to significant bushfire attack from embers, flames or radiant heat is included in a Potential Impact Buffer with a default width of 100m from all areas of medium, high or very high potential bushfire intensity.

Refer to the relevant zone code, local plan code and/or development code for requirements associated with this overlay map.

For further information regarding this overlay, please refer to the Bushfire Prone Area information sheet on Council's planning scheme website (www.moretonbay.qld.gov.au/mbrcplanningscheme) or contact council on 3205 0555.

Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

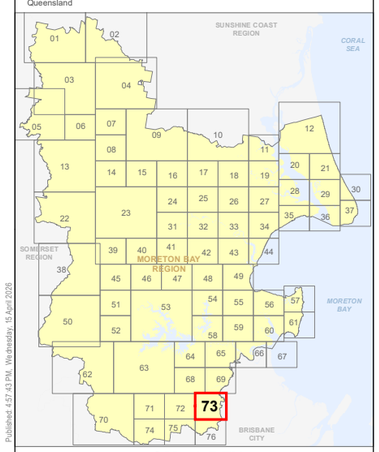
SCALE (A3): 1:15,000

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DCDB Version: February 2026
Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 2020

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OM-73 BFH Overlay Map

Published 4:57:43 PM, Wednesday, 15 April 2026

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Joins OM-71

Joins OM-70

Joins OM-75

WIGHTS MOUNTAIN

CAMP MOUNTAIN

Outside Moreton Bay Region Local Government Area

MANGIFERA CL
ROXBURGH RD
WESTBOURNE DR
DELONIX PL
SPRINGFIELD CT
TOYS RD
RICHARDS RD
FURLONGER RD
RIVE CT
PARRAGON CT
WIGHTS MOUNTAIN RD
NARRAWA DR
ATANE CT
BINALONG CT
LES DOUGLAS CT
CAMS MOUNTAIN RD
GREENVIEW CT
SMITHS RD
OATLANDS CT
DAWSON RD
UPPER WIGHTS MOUNTAIN RD
UPPER CAMP MOUNTAIN RD
FEDERAL RD
HOGAN CT
IVONNE CT
DIP RD
KILCOY RD
NORTH WEATHERCOCK CT
DOMROW RD
REDGUM HARRIS RD
WARRANDYTE CT
FLETCHER CL
MADISON PL
SCHELDT RD
BROWNS RD
BETTS RD
CASTLEMAINE TRACK
MOUNT GLORIOUS RD

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69690000
69680000
69670000

485000
486000
487000
488000
489000

CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- Very high Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

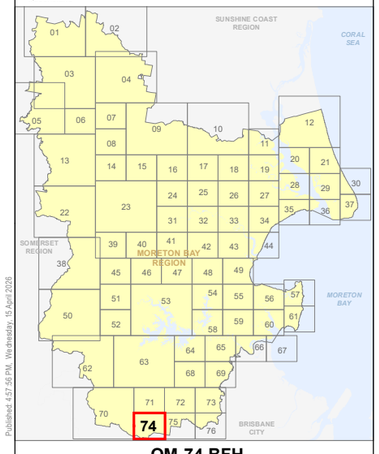
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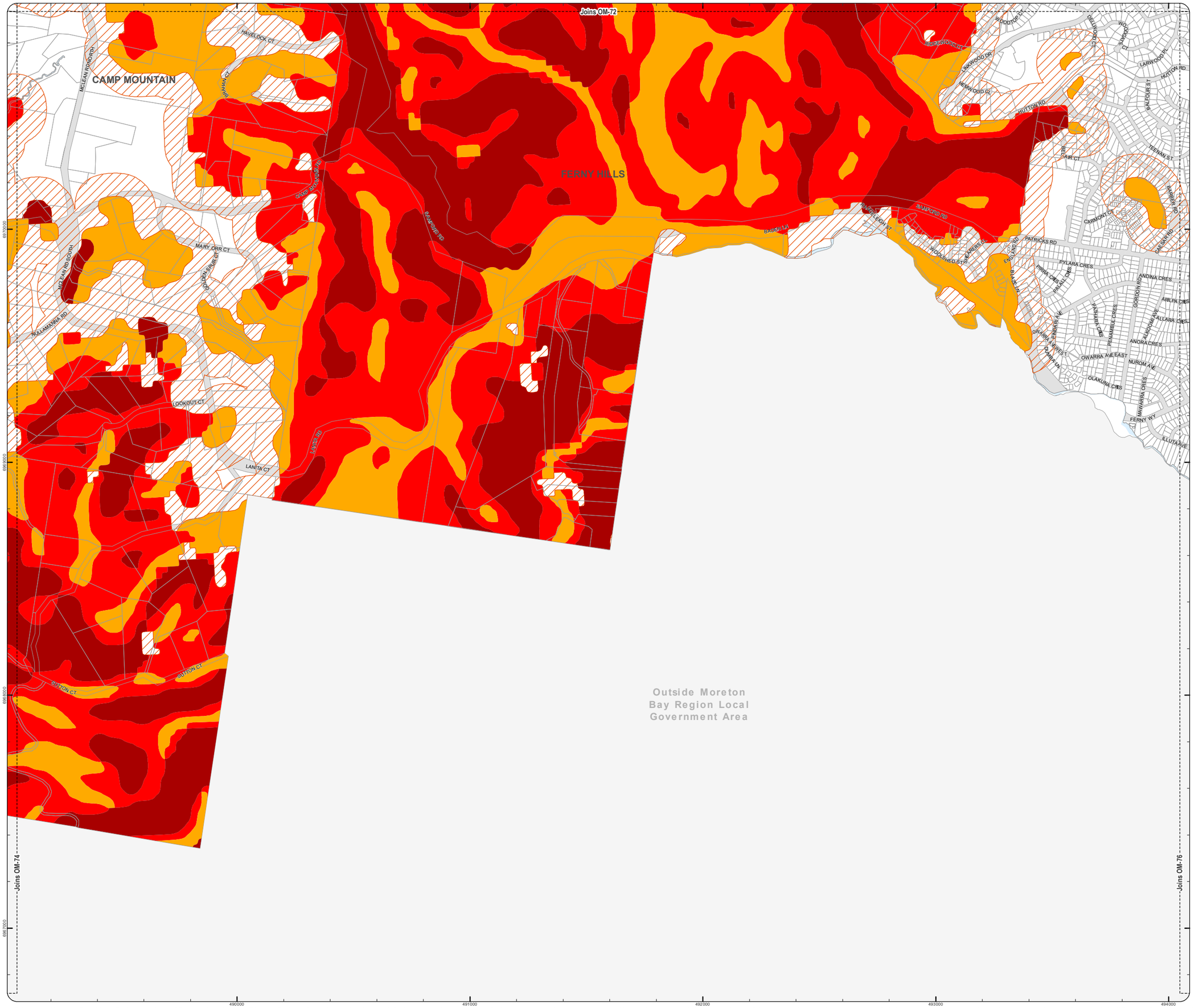


OM-74 BFH Overlay Map

Published 4:57:56 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- Very high Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

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Major Amendment No. 4 - New Map to be Inserted

0 200 400 600 Metres

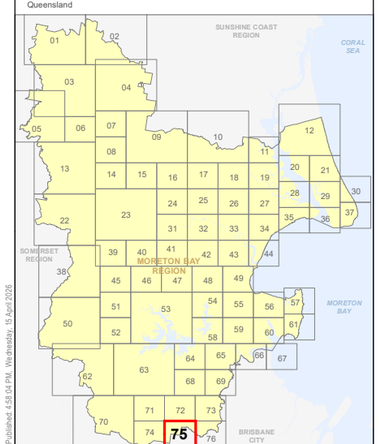
SCALE (A3): 1:15,000

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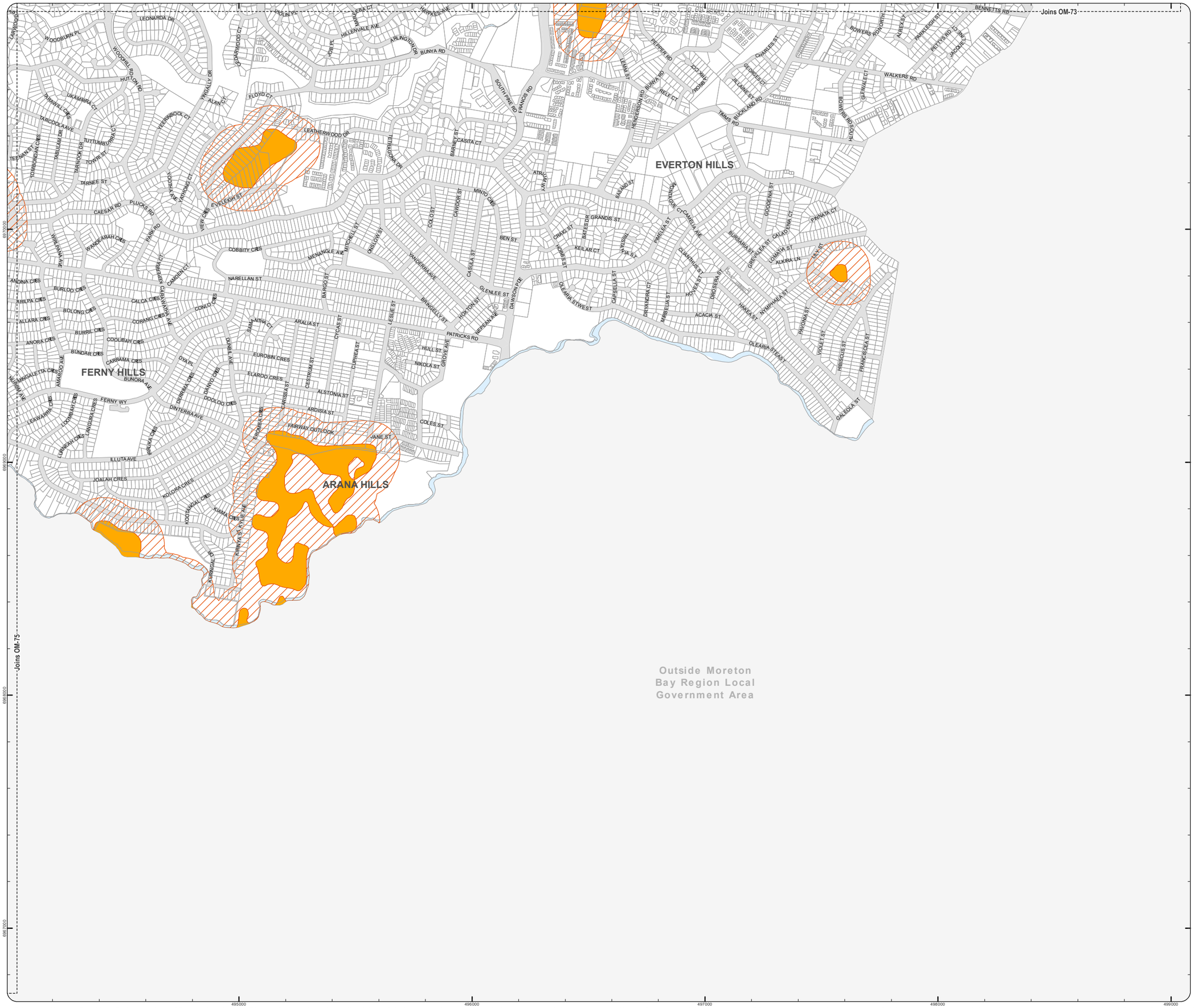


OM-75 BFH Overlay Map

Published 4:58:04 PM, Wednesday, 15 April 2026

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CITY OF MORETON BAY

PLANNING SCHEME
OVERLAY MAP - BUSHFIRE HAZARD

Property boundaries

State bushfire prone area (State mapping July 2015)

- **Very high Potential Bushfire Intensity**
- **High Potential Bushfire Intensity**
- **Medium Potential Bushfire Intensity**
- **Potential Impact Buffer**

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0 200 400 600 Metres

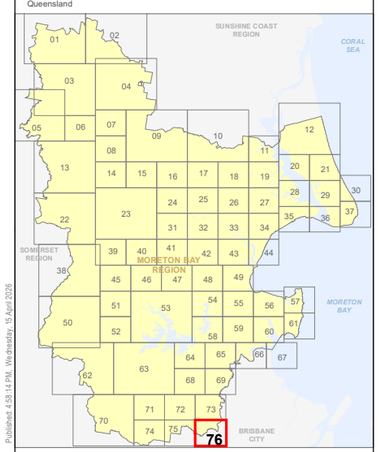
SCALE (A3): 1:15,000

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OM-76 BFH Overlay Map

Published 4:58:14 PM, Wednesday, 15 April 2026

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