# 7.2.3.4 Green network precinct

## 7.2.3.4.1 Purpose - Green network precinct

Note - The Green Network is a key feature of the Caboolture West Local Plan and central to a long term vision to develop green network that provides urban as well as environmental sustainability. The green network and vision was devised with both local and regional dimensions in mind. The Green Network is:

i. An area designed around flood risk; current and future environmental values; steep slopes; property boundaries; and sensibly designed land use boundaries. Its design suggests a practical 'no-development' area that can be linked to categories of development or the categories of assessment and other regulations (it is not the result of a 'sieving' exercise.) Conversely, land outside the green network can be made relatively easy to develop, as it has been assessed as having no or only minor constraints.

ii. Multi-purpose – environmental protection, waterways, stormwater conveyance and treatment, recreation and urban infrastructure are suitable uses.

iii. Designed to function as the receive site for environmental offsets as development occurs within the Local Plan area.

iv. Frames neighbourhoods and provides significant amenity value, buffering and for active transport.

v. Supplemented by minor environmental corridors. These are narrow linear green spaces of 30-50m wide. It is not possible to designate precise boundaries of these corridors at this stage. Instead this is to be resolved in Neighbourhood Development Plans. Minor environmental corridors typically follow minor gullies; a few exist as green links or as buffers to the enterprise and employment area.

1. The purpose of the Green network precinct is to provide for the protection and management of land having significant recreation and environmental values within the local plan area. The Green network precinct seeks to consolidate and rehabilitate fragmented land, through development offsetting, and create a strong and connected network of quality environmental landscape areas having significant recreation, conservation, biodiversity and habitat values. The precinct seeks to implement the policy direction as set out in Part 3, Strategic Framework.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Development proceeds in accordance with the Caboolture West structure plan (Figure 7.2.3.1 - Caboolture West structure plan) and an~~y~~ approved Neighbourhood development plan.
    b. Development achieves a multi-functioning network system comprising natural areas, recreational areas, infrastructure and services and utilities. Semi-natural and engineered components, such as wildlife movement infrastructure, stormwater management (bio-retention) systems, revegetation projects and recreation uses are established.
    c. Development maintains and enhances environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values through revegetation projects and landscaping and facilitating safe wildlife movement and habitat connectivity through the environment.
    d. Quality environmental linkages to significant environmental areas are established, including Sheep Station Creek Conservation Park and the D'Aguilar Mountain Range.
    e. A range of formal and informal, active and passive sports and recreation opportunities are provided to meet community needs in locations identified in ~~a~~ an approved

Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan and Figure 7.2.3.4 - Green network and open space.

f. Development:
   i. does not adversely affect the flood-storage capacity or flood-carrying capacity of a waterway;
   ii. protects the hydraulic characteristics of the floodplain.

g. Development does not result in vegetation clearing within the precinct, except for the purpose of:
   i. infrastructure and services associated with reconfiguring a lot and land development;
   ii. utilities;
   iii. parks(57) and open space areas;
   iv. environmental and recreational facilities;
   v. revegetation projects.

h. Development offsets, provided by way of development levy for urban development in the Urban living precinct, are:
   i. provided in suitable locations within the precinct;
   ii. contribute to the maintenance and rehabilitation of land and vegetation within the geomorphic stream channel;
   iii. to result in increase patch size, more regular patch boundaries and strategic linkages between habitat patches;
   iv. strategically located and managed in order to link areas of retained and established habitat to increase koala population size and connectivity.

i. General works associated with the development achieves the following:
   i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services are provided to new development 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. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

j. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.

k. 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.

l. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.

m. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.

n. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.

o. Development does not result in unacceptable impacts on the capacity and safety of the external road network.

p. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.

q. Pedestrian connections are provided to integrate the development with the surrounding area as well as the street and public spaces.

~~r. Development constraints:~~

s. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Environmental areas, Infrastructure buffers (High voltage lines, ~~b~~Bulk water supply), Overland flow path, and Heritage and landscape by:

i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint 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 ~~historic and cultural values of significant places and buildings of heritage and cultural significance~~;

vi. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;

vii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;

viii. ensuring effective and efficient disaster management response and recovery capabilities;

ix. for 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 overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;

C. development does not impact on the conveyance of overland flow up to and including 1% AEP for the fully developed upstream catchment ~~the overland flow defined flood event~~;

D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

t. Development in the Green network precinct includes one or more of the following:

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|---|---|---|
| • Environment facility(26)<br>• Outdoor sport and recreation (55) | • Park(57)<br>• Permanent plantation(59) | • Substation<br>• Telecommunication facility(81)<br>• Utility installation |

u. Development in the Green network precinct does not include any of the following:

| | | |
|---|---|---|
| • Adult store(1)<br>• Agricultural supplies store(2)<br>• Air services(3)<br>• Animal keeping(5)<br>• Aquaculture(6)<br>• Bar(7)<br>• Brothel(8)<br>• Bulk landscape supplies(9)<br>• Caretaker's accommodation(10)<br>• Car wash(11)<br>• Cemetery(12) | • Hardware and trade supplies(32)<br>• Health care services(33)<br>• High Impact industry(34)<br>• Home based business(35)<br>• Hospital(36)<br>• Hotel(37)<br>• Indoor sport and recreation(38)<br>• Intensive animal industry(39)<br>• Intensive horticulture(40)<br>• Landing(41) | • Port services(61)<br>• Relocatable home park(62)<br>• Renewable energy facility(63)<br>• Research and technology industry(64)<br>• Residential care facility(65)<br>• Resort complex(66)<br>• Retirement facility(67)<br>• Roadside stall(68)<br>• Rooming accommodation(69) |

| | | |
|---|---|---|
| • Child care centre[13]<br>• Club[14]<br>• Community care centre[15]<br>• Community residence[16]<br>• Community use[17]<br>• Crematorium[18]<br>• Cropping[19]<br>• Detention facility[20]<br>• Dual occupancy[21]<br>• Dwelling house[22]<br>• Dwelling unit[23]<br>• Educational establishment[24]<br>• Emergency services[25]<br>• Extractive industry[27]<br>• Food and drink outlet[28]<br>• Function facility[29]<br>• Funeral parlour[30]<br>• Garden centre[31] | • Low impact industry[42]<br>• Major electricity infrastructure[43]<br>• Major sport, recreation and entertainment facility[44]<br>• Marine industry[45]<br>• Market[46]<br>• Medium impact industry[47]<br>• Motor sport facility[48]<br>• Multiple dwelling[49]<br>• Nightclub entertainment facility[51]<br>• Non-resident workforce accommodation[52]<br>• Office[53]<br>• Outdoor sales[54]<br>• ~~Outdoor sport and recreation[55]~~<br>• Parking station[58]<br>• Place of worship[60] | • Rural industry[70]<br>• Rural workers' accommodation[71]<br>• Sales office[72]<br>• Service industry[73]<br>• Service station[74]<br>• Shop[75]<br>• Shopping centre[76]<br>• Short-term accommodation[77]<br>• Showroom[78]<br>• Special industry[79]<br>• Theatre[82]<br>• Tourist attraction[83]<br>• Tourist park[84]<br>• Transport depot[85]<br>• Veterinary services[87]<br>• Warehouse[88]<br>• Wholesale nursery[89]<br>• Winery[90] |

v. Development not listed in the tables above ~~above~~ may be considered on its merits and where it reflects and supports the outcomes of the precinct.

### 7.2.3.4.2 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 ~~P~~R, Table 7.2.3.4.1. Where the development does not meet requirement for accepted development (RAD) within Part ~~P~~R, Table 7.2.3.4.1, it becomes 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 | PO5 |
| RAD2 | PO6 |
| RAD3 | PO7 |
| RAD4 | PO8 |
| RAD5 | PO8 |
| RAD6 | PO~~8~~10 |
| RAD7 | PO~~11~~13 |
| RAD8 | PO~~14~~13 |
| RAD9 | PO~~14~~13 |
| RAD10 | PO~~14~~16 |
| RAD11 | PO~~17~~19 |
| RAD12 | PO20 |
| RAD13 | PO~~21~~22 |
| RAD14 | PO~~23~~24 |
| RAD15 | PO25 |
| RAD16 | PO~~26~~22 |
| RAD17 | PO~~23~~17 |
| RAD18 | PO~~27~~26-PO31 |
| RAD19 | ~~PO27-PO32~~ PO31 |

| | |
|---|---|
| RAD20 | PO~~30~~26 |
| RAD21 | PO~~27~~26 |
| RAD22 | PO~~27~~26 |
| RAD23 | PO~~27~~26 |
| RAD24 | PO~~31~~26 |
| RAD25 | PO~~27~~28 |
| RAD26 | PO~~31~~32 |
| RAD27 | PO~~33~~32 |
| RAD28 | PO~~33~~32 |
| RAD29 | PO33 |
| RAD30 | PO34 |
| RAD31 | PO35 |
| RAD32 | PO~~36~~35 |
| RAD33 | PO~~36~~39 |
| RAD34 | PO~~40~~39 |
| RAD35 | PO~~40~~39 |
| RAD36 | PO~~40~~40 |
| RAD37 | PO~~41~~39 |
| RAD38 | PO~~40~~41 |
| RAD39 | PO~~42~~43 |
| RAD40 | PO44 |

| | |
|---|---|
| RAD41 | PO~~46~~45 |
| RAD42 | PO~~46~~45 |
| RAD43 | PO~~46~~45 |
| RAD44 | PO~~46~~45 |
| RAD45 | PO~~46~~47 |
| RAD46 | PO48 |
| RAD47 | PO~~49~~60 |
| RAD48 | PO~~50~~61 |
| RAD49 | PO~~51~~62 |
| RAD50 | PO~~52~~63 |
| RAD51 | PO~~53~~64, PO65 |
| RAD52 | PO~~54~~64, PO65 |
| RAD53 | PO~~54, PO55~~67 |
| RAD54 | PO~~57~~67 |
| RAD55 | PO58 |
| RAD56 | ~~PO60-PO62, PO64-PO66~~ PO70-PO72, PO74-PO76 |
| RAD57 | ~~PO60-PO62, PO64-PO66~~ PO70-PO72, PO74-PO76 |
| RAD58 | ~~PO60-PO62, PO64-PO66~~ PO70-PO72, PO74-PO76 |
| RAD59 | PO~~63~~77 |

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| ~~RAD60~~ | ~~PO67~~ |

## Part ~~P~~R — Requirements for accepted development - Green network precinct

**Table 7.2.3.4.1 Requirements for accepted development - Green network precinct**

| Requirements for accepted development | |
|---|---|
| **General requirements** | |
| **Structure plan and Neighbourhood development plan** | |
| **RAD1** | Development occurs in accordance with ~~a~~ an approved Neighbourhood development plan ~~that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan and Figure 7.2.3.4 - Green network and open space~~ relating to:<br>a. the provision of infrastructure and services associated with reconfiguring a lot and land development;<br>b. utilities;<br>c. parks[57] and open space;<br>d. environmental and recreational facilities. |
| **Lighting** | |
| **RAD2** | 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.<br>Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the follov |
| **Car parking** | |
| **RAD3** | On-site car parking is provided in accordance with Schedule 7 - Car parking. |
| **Vegetation clearing and environmental offset** | |
| **RAD4** | No vegetation clearing is permitted except for:<br>a. the provision of infrastructure and services associated with reconfiguring a lot and land development;<br>b. utilities;<br>c. Parks[57] and open space; |

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| | d. environmental and recreational facilities;<br>e. revegetation projects. |
| ~~RAD5~~ | ~~Vegetation clearance in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan and Figure 7.2.3.4 - Green network and open space.~~ |
| RAD~~6~~5 | Any vegetation clearing is to be offset and that offset is located within the Green network precinct. |
| **Works requirements** | |
| **Utilities** | |
| RAD~~7~~6 | Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A). |
| **Access** | |
| RAD~~8~~7 | Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with:<br><br>a. where for a Council-controlled road and associated with a Dwelling house:<br>i. Planning scheme policy - Integrated design;<br>b. where for a Council-controlled road and not associated with a Dwelling house:<br>i. AS/NZS2890.1 Parking facilities - Off street car parking;<br>ii. AS/NZS2890.2 - Parking facilities - Off-street commercial vehicle facilities;<br>iii. Planning scheme policy - Integrated design;<br>iv. Schedule 8 - Service vehicle requirements;<br>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. |
| RAD~~9~~8 | Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design. |
| RAD~~10~~9 | 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** | |
| RAD~~11~~10 | 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. |

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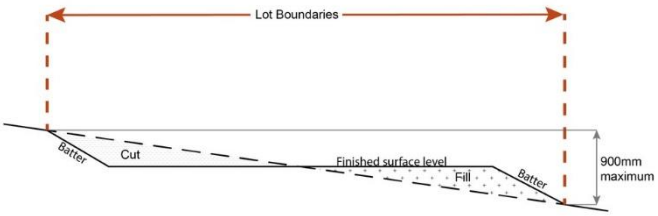
| **Site works and construction management** | |
| **RAD~~12~~11** | The site and any existing structures are maintained in a tidy and safe condition. |
| **RAD~~13~~12** | Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines and Planning scheme policy - Integrated design. |
| **RAD~~14~~13** | 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). |
| **RAD~~15~~14** | All vegetation to be retained on-site is clearly identified and fenced or protected prior to development works commencing.<br>Note - Refer to value and constraint requirements for accepted development in this table f accepted development subject to requirements. |
| **RAD~~16~~15** | Any damage to council land or infrastructure is to be repaired or replaced, with the same materials prior to plan sealing or final building classification. |
| **RAD~~17~~16** | 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. |
| **Earthworks** | |
| **RAD~~18~~17** | The site is prepared and the fill placed on-site in accordance with AS3798.<br>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operationa procedures. |
| **RAD~~19~~18** | The total of all cut and fill on-site does not exceed 900mm in height.<br>**Figure - Cut and Fill**(Popup full image)<br>  <br><br>Note - This is site earthworks not building work. |
| **RAD~~20~~19** | Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following: |

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| | a. any cut batter is no steeper than 1V in 4H;<br>b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H;<br>c. any compacted fill batter is no steeper than 1V in 4H. |
| **RAD~~21~~20** | 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. |
| **RAD~~22~~21** | Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.<br>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ. |
| **RAD~~23~~22** | All fill and excavation is contained on-site and is free draining. |
| **RAD~~24~~23** | Earthworks undertaken on the development site are shaped in a manner which does not:<br>a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or<br>b. redirect stormwater surface flow away from existing flow paths; or<br>c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which:<br>i. concentrates the flow; or<br>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<br>iii. causes actionable nuisance to any person, property or premises. |
| **RAD~~25~~24** | All fill placed on-site is:<br>a. limited to that necessary for the approved use;<br>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.). |
| **RAD~~26~~25** | Filling or excavation that would result in any of the following is not carried out on-site: |

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| | a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm;<br><br>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;<br><br>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.<br><br>Note - Public sector entity is defined in Schedule 2 of the Act.<br><br>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(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.

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| **RAD~~27~~26** | 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*.<br><br>Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):<br><br>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; |

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|---|---|
| | 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);<br>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:<br>i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;<br>ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;<br>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; and<br>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6. |
| **RAD~~28~~27** | 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:<br>a. an unobstructed width of no less than 3.5m;<br>b. an unobstructed height of no less than 4.8m;<br>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;<br>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. |
| **RAD~~29~~28** | 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*. |
| **RAD~~30~~29** | For development that contains on-site fire hydrants external to buildings:<br>a. those external hydrants can be seen from the vehicular entry point to the site; or<br>b. a sign identifying the following is provided at the vehicular entry point to the site:<br>i. the overall layout of the development (to scale);<br>ii. internal road names (where used);<br>iii. all communal facilities (where provided);<br>iv. the reception area and on-site manager's office (where provided);<br>v. external hydrants and hydrant booster points;<br>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. |

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| | Note - The sign prescribed above, and the graphics used are to be:<br>a. in a form;<br>b. of a size;<br>c. illuminated to a level;<br>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. |
| **RAD~~31~~30** | 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.<br>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads. |
| **Use specific requirements** | |
| **Environment facility**(26) | |
| **RAD~~32~~31** | All buildings and structures associated with an Environment facility(26) are setback 10m from all property boundaries. |
| **RAD~~33~~32** | The maximum height of any building and structure associated with an Environment facility(26) is 5m. |
| **Outdoor sport and recreation**(55) | |
| **RAD~~34~~33** | Site cover of all buildings and structures does not exceed 10%. |
| **RAD~~35~~34** | All buildings and structures are setback a minimum of 10m from all property boundaries. |
| **RAD~~36~~35** | The maximum height of all buildings and structures is 8.5m. |
| **RAD~~37~~36** | Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste. |
| **RAD~~38~~37** | Outdoor storage areas are screened from adjoining sites and roads by either planting, wall(s), fence(s) or a combination thereof at least 1.8m in height along the length of the storage area. |
| **Permanent plantation**(59) | |
| **RAD~~39~~38** | Planting only comprises of native species found in local regional ecosystems ~~endemic to the area~~. |

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| **Telecommunications facility**[81]<br><br>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. | |
| **RAD~~40~~39** | 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. |
| **RAD~~41~~40** | 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. |
| **RAD~~42~~41** | Equipment shelters and associated structures are located:<br>a. directly beside the existing equipment shelter and associated structures;<br>b. behind the main building line;<br>c. further away from the frontage than the existing equipment shelter and associated structures;<br>d. a minimum of 10m from side and rear boundaries. |
| **RAD~~43~~42** | Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality. |
| **RAD~~44~~43** | The facility is enclosed by security fencing or by other means to ensure public access is prohibited. |
| **RAD~~45~~44** | 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.<br>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.<br>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design. |
| **RAD~~46~~45** | All equipment comprising the telecommunications facility[81] 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**<br><br>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.

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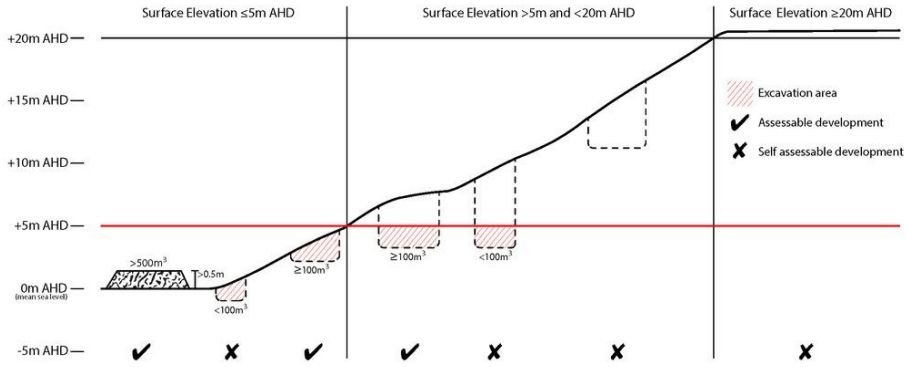
| **RAD~~47~~46** | Development does not involve:<br>a. excavation or otherwise removing of more than 100m$^3$ of soil or sediment where below 5m Australian Height Datum AHD, or<br>b. filling of land of more than 500m$^3$ of material with an average depth of 0.5m or greater where below the 5m AHD.<br>  |

**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 area overlay map is the 'designated bushfire hazard area'. AS 3959-2009 Construction of buildings in bushfire hazard area applies within these areas.

Note - The bushfire hazard area provisions do not apply where a development envelope recognising and responding to this constraint has been identified and approved by Council as part of a reconfiguration of lot, development approval or approved Bush Fire Management Plan in this and previous planning schemes.

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| **RAD~~48~~47** | Building and structures have contained within the site:<br>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;<br>b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roof structure or fire fighting water supply of no more than 29, whichever is the greater; |

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| | 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;<br>d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and<br>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%;<br>i. to, and around, each building and other roofed structures; and<br>ii. to each fire fighting water supply extraction point.<br><br>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 AS3959. |
| **RAD~~49~~48** | The length of driveway:<br><br>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;<br>b. has a maximum gradient no greater than 12.5%;<br>c. have a minimum width of 3.5m;<br>d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline. |
| **RAD~~50~~49** | 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.<br><br>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.<br><br>c. Where a tank is the nominated on-site fire fighting water storage source, it includes:<br>i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;<br>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. |
| **RAD~~51~~50** | Development does not involve the manufacture or storage of hazardous chemicals. |
| **Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)** | |
| **RAD~~52~~51** | Development is for the preservation, maintenance, repair and restoration of the building, item or object of cultural heritage value. |
| **RAD~~53~~52** | Any maintenance, repair and restoration works are in accordance with Council approval. A cultural heritage construction management plan for maintenance, repair and restoration is prepared in accordance with Planning scheme policy - Heritage and landscape character. |

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| **Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following requirements apply)** | |
| **RAD~~54~~53** | Except where located on Figure 7.2.3.1 - Caboolture West structure plan or an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer. |
| **RAD~~55~~54** | Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a water supply pipeline buffer. |
| **Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)** | |
| **RAD~~56~~55** | 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. |
| **RAD~~57~~56** | 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.<br>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.<br>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow |
| **RAD~~58~~57** | Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable. |
| **RAD~~59~~58** | 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. |
| **RAD~~60~~59** | Development for a material change of use or building work for a Park[57] ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design. |

### 7.2.3.4.3 Requirements for assessment

#### Part ~~Q~~S - Criteria for assessable development - Green network 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 ~~Q~~S, Table 7.2.3.4.2, as well as the purpose statement and overall outcomes.

Where development is assessable development - impact assessment, the assessment benchmarks becomes the whole of the planning scheme.

**Table 7.2.3.4.2 Assessable development - Green network precinct**

| Performance outcomes | Examples that achieve aspects of the Performance Outcome |
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| **General criteria** | |
| **Effects of development** | |
| **PO1**<br>The natural, ecological and biological values present in the environment are protected. Development avoids adverse impacts on natural, ecological and biological values particularly in terms of the following:<br>a. physical change;<br>b. vegetation damage or removal;<br>c. wildlife connectivity and accessibility;<br>d. land fragmentation;<br>e. land and vegetation degradation;<br>f. visual detraction;<br>g. soil stability and erosion;<br>h. water quality;<br>i. habitat protection. | No example provided. |
| **Form and nature of development** | |
| **PO2**<br>The form and nature of development: | No example provided. |

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| a. is of a minor size and scale, low intensity and compatible with the physical characteristics and values;<br>b. responds appropriately to the natural values and characteristics and constraints present such as slope and stability, visual prominence, landscape character, water courses, flooding, existing vegetation and surrounding land uses. | |
| **PO3**<br>The visual impacts of development are minimised through the use of lightweight construction and the use of colours and materials compatible with the natural setting and surrounds. | No example provided. |
| **PO4**<br>Development is limited to Environment facilities(26), nature based recreation and facilities, Parks(57), Outdoor sports and recreation(55), small scale Utility installation(86), infrastructure and services. Development is in appropriate locations that are allied to, and compatible with, the significant conservation values of the area. | No example provided. |
| **Structure plan and Neighbourhood development plan** | |
| **PO5**<br>Development occurs in accordance with ~~a~~ an approved Neighbourhood development plan that generally reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan and Figure 7.2.3.4 - Green network and open space. | No example provided |
| **Amenity** | |
| **PO6**<br>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, | No example provided. |

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| chemicals and other environmental nuisances | |
| **Car parking** | |
| **PO7**<br><br>On-site car parking associated with an activity provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand. | **E7**<br><br>On-site car parking is provided in accordance with Schedule 7 - Car parking. |
| ~~**Vegetation clearing and environmental offset**~~ | |
| ~~**PO8**~~<br><br>~~Development resulting in the clearing of vegetation is:~~<br><br>~~a. limited to the provision of the following:~~<br><br>~~i. infrastructure and services associated with reconfiguring a lot and land development;~~<br><br>~~ii. utilities;~~<br><br>~~iii. Parks[57] and open space;~~<br><br>~~iv. environmental and recreational facilities;~~<br><br>~~v. revegetation projects.~~<br><br>~~b. provided with appropriate environmental offsetting to be located within the Green network precinct;~~<br><br>~~c. in accordance with the Caboolture West structure plan (Figure 7.2.3.1 - Caboolture West structure plan), Green network and open space (Figure 7.2.3.4 - Green network and open space), and any approved Neighbourhood development plan.~~ | ~~No example provided.~~ |
| **Noise** | |
| ~~**PO9**~~ **PO8**<br><br>Noise generating uses do not adversely affect existing noise sensitive uses. | No example provided. |

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| 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.<br><br>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. | |
| ~~PO10~~ **PO9**<br><br>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:<br><br>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);<br>b. maintaining the amenity of the streetscape.<br><br>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.<br><br>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. | No example provided. |
| **Works criteria** | |
| **Utilities** | |
| ~~PO11~~ **PO10**<br><br>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in a manner that:<br><br>a. is effective in delivery of service and meets reasonable community expectations; | ~~E11~~ **E10**<br><br>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A). |

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| b. has capacity to service the maximum lot yield envisaged for the precinct ~~zone~~ and the service provider's design assumptions;<br><br>c. ensures a logical, sequential, efficient and integrated roll out of the service network;<br><br>d. is conveniently accessible in the event of maintenance or repair;<br><br>e. minimises whole of life cycle costs for that infrastructure;<br><br>f. minimises risk of potential adverse impacts on the natural and built environment;<br><br>g. minimises risk of potential adverse impact on amenity and character values;<br><br>h. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources. | |
| **Access** | |
| ~~**PO12**~~ **PO11**<br><br>Where required, access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design. | No example provided. |
| ~~**PO13**~~ **PO12**<br><br>The layout of the development does not compromise:<br><br>a. the development of the road network in the area;<br>b. the function or safety of the road network;<br>c. the capacity of the road network. | ~~**E13.1**~~ **E12.1**<br><br>The development provides for the extension of the road network in the area in accordance with Council's road network planning. |
| | ~~**E13.2**~~ **E12.2**<br><br>The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning. |
| | ~~**E13.3**~~ **E12.3** |

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| | The development layout allows forward vehicular access to and from the site. |
| ~~PO14~~ **PO13**<br><br>Safe access is provided for all vehicles required to access the site. | ~~E14.1~~ **E13.1**<br><br>Site access and driveways are designed, located and constructed in accordance with:<br><br>a. where for a Council-controlled road and associated with a Dwelling house:<br><br>i. Planning scheme policy - Integrated design;<br><br>b. where for a Council-controlled road and not associated with a Dwelling house:<br><br>i. AS/NZS 2890.1 Parking facilities Part 1: Off street car parking;<br><br>ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;<br><br>iii. Planning scheme policy - Integrated design;<br><br>iv. Schedule 8 - Service vehicle requirements;<br><br>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. |
| | ~~E14.2~~ **E13.2**<br><br>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:<br><br>a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking;<br>b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities;<br><br>c. Planning scheme policy - Integrated design; and |

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| | d. Schedule 8 - Service vehicle requirements.<br><br>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction. |
| | ~~E14.3~~ **E13.3**<br><br>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. |
| ~~PO15~~ **PO14**<br><br>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.<br><br>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:<br>• Development is near a transport sensitive location;<br>• Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection, and congestion currently exists or is anticipated within 10 years of the development completion;<br>• Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection;<br>• Residential development greater than 50 lots or dwellings;<br>• Offices greater than 4,000m$^2$ Gross Floor Area (GFA);<br>• Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m$^2$ GFA; | No example provided. |

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| • Warehouses[88] greater than 6,000m$^2$ GFA;<br>• On-site carpark greater than 100 spaces.<br>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.<br>Note - The road network is mapped on Overlay map - Road hierarchy.<br>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport. | |
| ~~PO16~~ **PO15**<br>The development is provided with dedicated and constructed road access. | No example provided. |
| **Stormwater** | |
| ~~PO17~~ **PO16**<br>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises.<br>Note - Refer to Planning scheme policy - Integrated design for details and examples.<br>Note - downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.<br>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 | No example provided. |

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| stormwater is discharged into a catchment that includes State Transport Infrastructure. | |
| ~~PO18~~ **PO17**<br><br>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.<br><br>Note - A downstream drainage discharge report may be required to demonstrate compliance with this performance outcome. | No example provided. |
| ~~PO19~~ **PO18**<br><br>Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 2 of the SPP.<br><br>Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. | No example provided. |
| **Site works and construction management** | |
| ~~PO20~~ **PO19**<br><br>The site and any existing structures are maintained in a tidy and safe condition. | No example provided. |
| ~~PO21~~ **PO20**<br><br>All works on-site are managed to:<br><br>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;<br>b. minimise as far as possible, impacts on the natural environment; | ~~E21.1~~ **E20.1**<br><br>Works incorporate temporary stormwater run-off, 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: |

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| c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises;<br>d. avoid adverse impacts on street streets and their critical root zone. | a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;<br>b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind;<br>c. stormwater discharge rates do not exceed pre-existing conditions;<br>d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;<br>e. ponding or concentration of stormwater does not occur on adjoining properties. |
| | ~~E21.2~~ **E20.2**<br>Stormwater run-off, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.<br>Note - The measures are adjusted on-site to maximise their effectiveness. |
| | ~~E21.3~~ **E20.3**<br>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property. |
| | ~~E21.4~~ **E20.4**<br>Existing street trees are protected and not damaged during works.<br>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. |
| ~~PO22~~ **PO21** | ~~E22~~ **E21** |

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| Dust suppression measures are implemented during 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. |
| ~~PO23~~ **PO22**<br><br>All works on-site and 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.<br><br>Note - Refer to Planning scheme policy - Integrated design for details and examples. | ~~E23.1~~ **E22.1**<br><br>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. |
| | ~~E23.2~~ **E22.2**<br><br>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.<br><br>Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). |
| | ~~E23.3~~ **E22.3**<br><br>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times. |
| ~~PO24~~ **PO23**<br><br>All disturbed areas are rehabilitated at the completion of construction.<br><br>Note - Refer to Planning scheme policy - Integrated design for details and examples. | ~~E24~~ **E23**<br><br>At completion of construction all disturbed areas of the site are to be:<br><br>a. topsoiled with a minimum compacted thickness of 50 millimetres;<br><br>b. grassed.<br><br>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas. |
| ~~PO25~~ **PO24** | ~~E25.1~~ **E24.1** |

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| The clearing of vegetation on-site:<br><br>a. is limited to the area of infrastructure works, buildings areas and other necessary areas for the works;<br>b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land;<br>c. is disposed of in a manner which minimises nuisance and annoyance to existing premises.<br><br>Note - No burning of cleared vegetation is permitted. | All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.<br><br>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.<br><br>~~E25.2~~ **E24.2**<br><br>Disposal of materials is managed in one or more of the following ways:<br><br>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<br><br>b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.<br><br>Note - The chipped vegetation must be stored in an approved location. |
| ~~PO26~~ **PO25**<br><br>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** | |
| ~~PO27~~ **PO26**<br><br>On-site earthworks are designed to consider the visual and amenity impact as they relate to:<br><br>a. the natural topographical features of the site;<br>b. short and long-term slope stability;<br>c. soft or compressible foundation soils;<br>d. reactive soils;<br>e. low density or potentially collapsing soils; | ~~E27.1~~ **E26.1**<br><br>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.<br><br>~~E27.2~~ **E26.2**<br><br>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters. |

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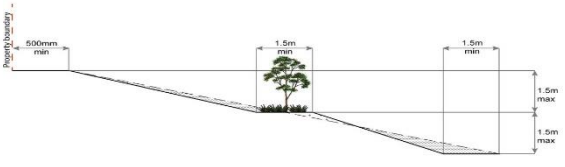
| f. existing fills and soil contamination that may exist on-site;<br>g. the stability and maintenance of steep slopes and batters;<br>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential) | ~~E27.3~~ **E26.3**<br><br>All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion. |
| | ~~E27.4~~ **E26.4**<br><br>All filling or excavation is contained within the site and is free draining. |
| | ~~E27.5~~ **E26.5**<br><br>All fill placed on-site is:<br>a. limited to that area necessary for the approved use;<br>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.). |
| | ~~E27.6~~ **E26.6**<br><br>The site is prepared and the fill placed on-site in accordance with AS3798.<br><br>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures. |
| | ~~E27.7~~ **E26.7**<br><br>Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ. |
| ~~PO28~~ **PO27**<br><br>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area. | ~~E28~~ **E27**<br><br>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.<br><br>**Figure - Embankment**(Popup full image)<br>  |

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| ~~PO29~~ **PO28**<br><br>On-site earthworks are undertaken in a manner that:<br><br>a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;<br>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.<br><br>Note - Public sector entity is defined in Schedule 2 of the Act. | ~~E29.1~~ **E28.1**<br><br>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.<br><br>Note - Public sector entity is defined in Schedule 2 of the Act.<br><br>~~E29.2~~ **E28.2**<br><br>Earthworks that would result in any of the following are not carried out on-site:<br><br>a. a reduction in cover over the Council or public sector entity maintained service to less than 600mm;<br><br>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken.<br><br>Note - Public sector entity is defined in Schedule 2 of the Act.<br><br>Note - All building work covered by QDC MP1.4 is excluded from this provision. |
| ~~PO30~~ **PO29**<br><br>Filling or excavation does not result in land instability.<br><br>Note - A slope stability report prepared by an RPEQ may be required. | No example provided. |
| ~~PO31~~ **PO30**<br><br>Filling or excavation does not result in<br><br>a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway;<br>b. increased flood inundation outside the site;<br>c. any reduction in the flood storage capacity in the floodway;<br>d. any clearing of native vegetation. | No example provided. |

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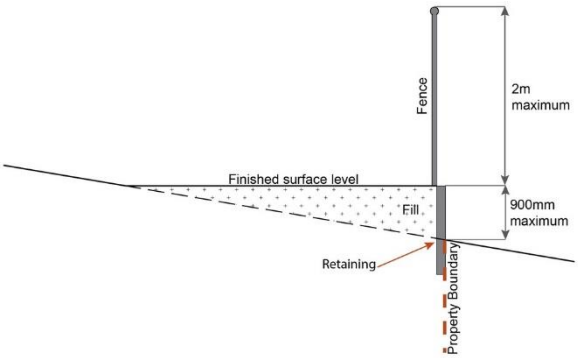
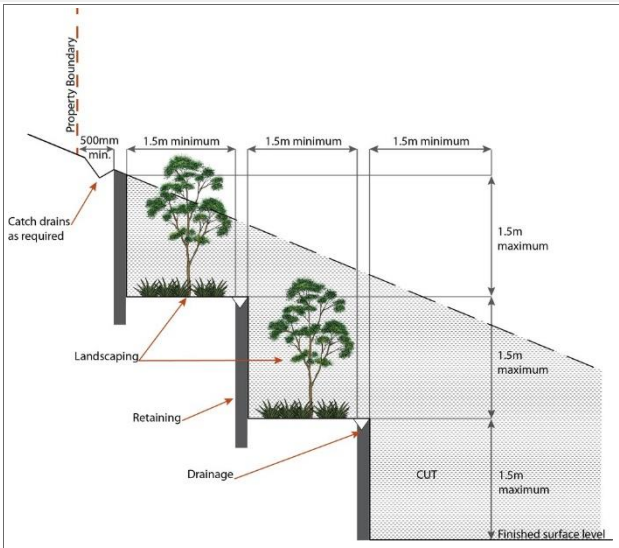
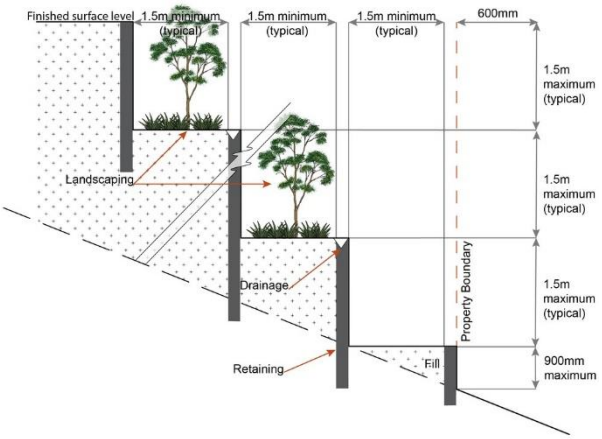
| Note - To demonstrate compliance with this outcome, Planning scheme policy - Stormwater management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.. | |
| **Retaining walls and structures** | |
| ~~PO32~~ **PO31**<br><br>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.<br><br>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome. | ~~E32~~ **E31**<br><br>Earth retaining structures:<br><br>a. are not constructed of boulder rocks or timber;<br>b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;<br><br>  <br><br><br>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;<br>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. |




## 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 s
   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

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 e
   ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-reta 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 hav Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.

**~~PO33~~ PO32**

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.

**~~E33.1~~ E32.1**

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;
d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.

**~~E33.2~~ E32.2**

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.

**~~E33.3~~ E32.3**

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| | 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*. |
| **~~PO34~~ PO33**<br><br>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. | **~~E34~~ E33**<br><br>For development that contains on-site fire hydrants external to buildings:<br>a. those external hydrants can be seen from the vehicular entry point to the site; or<br>b. a sign identifying the following is provided at the vehicular entry point to the site:<br>i. the overall layout of the development (to scale);<br>ii. internal road names (where used);<br>iii. all communal facilities (where provided);<br>iv. the reception area and on-site manager's office (where provided);<br>v. external hydrants and hydrant booster points;<br>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.<br><br>Note - The sign prescribed above, and the graphics used are to be:<br>a. in a form;<br>b. of a size;<br>c. illuminated to a level;<br>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. |
| **~~PO35~~ PO34**<br><br>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. | **~~E35~~ E34**<br><br>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 |

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| | Queensland Department of Transport and Main Roads.<br><br>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads. |
| **Use specific criteria** | |
| **Environment facility**[26] | |
| ~~PO36~~ **PO35**<br><br>Development will:<br><br>a. ensure that buildings and structures are not overbearing, visually dominant or out of character with the surrounding natural, ecological, open space and recreational values associated with the Green network precinct;<br><br>b. ensure buildings and structures do not result in overlooking of private areas when adjoining residential areas, or block or impinge upon the receipt of natural sunlight and outlook. | ~~E36.1~~ **E35.1**<br><br>All buildings and structures associated with an Environment facility[26] are setback 10m from all property boundaries.<br><br>~~E36.2~~ **E35.2**<br><br>The maximum height of any building and structure associated with an Environmental facility[26] is 5m. |
| **Major electricity infrastructure, Substation and Utility installation** | |
| ~~PO37~~ **PO36**<br><br>The development does not have an adverse impact on the visual amenity of a locality and is:<br><br>a. high quality design and construction;<br>b. visually integrated with the surrounding area;<br>c. not visually dominant or intrusive;<br>d. located behind the main building line;<br>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;<br>f. camouflaged through the use of colours and materials which blend into the landscape;<br>g. treated to eliminate glare and reflectivity;<br>h. landscaped; | ~~E37.1~~ **E36.1**<br><br>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:<br><br>a. are enclosed within buildings or structures;<br>b. are located behind the main building line;<br>c. have a similar height, bulk and scale to the surrounding fabric;<br>d. have horizontal and vertical articulation applied to all exterior walls.<br><br>~~E37.2~~ **E36.2**<br><br>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. |

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| i. otherwise consistent with the amenity and character of the zone and surrounding area. | |
| ~~PO38~~ **PO37**<br><br>Infrastructure does not have an impact on pedestrian health and safety. | ~~E38~~ **E37**<br><br>Access control arrangements:<br><br>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;<br>b. minimise the number and width of crossovers and entry points;<br>c. provide safe vehicular access to the site;<br>d. do not utilise barbed wire or razor wire. |
| ~~PO39~~ **PO38**<br><br>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:<br><br>a. generates no audible sound at the site boundaries where in a residential setting; or<br>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. | ~~E39~~ **E38**<br><br>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. |
| **Outdoor sport and recreation**(55) | |
| ~~PO40~~ **PO39**<br><br>Development will:<br><br>a. maintain the open and unbuilt character of a site, uncluttered by building and maintaining the availability of a site for unobstructed outdoor recreational use;<br><br>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;<br><br>c. ensure buildings and structures do not result in overlooking of private areas when adjoining residential areas, | ~~E40.1~~ **E39.1**<br><br>Site cover of all buildings and structures does not exceed 10%.<br><br>~~E40.2~~ **E39.2**<br><br>All buildings and structures are setback a minimum of 10m from all property boundaries.<br><br>~~E40.3~~ **E39.3**<br><br>The maximum height of all buildings and structures is 8.5m.<br><br>~~E40.4~~ **E39.4**<br><br>Outdoor storage areas are screened from adjoining sites and roads by either planting, |

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| or block or impinge upon the receipt of natural sunlight and outlook;<br>d. be designed in accordance with the principles of Crime Prevention Through Environment Design (CPTED) to achieve a high level of safety, surveillance and security;<br>e. incorporate appropriate design response, relative to size and function of buildings, that acknowledge and reflect the region's sub-tropical climate;<br>f. reduce the visual appearance of building bulk through:<br>i. design measures such as the provision of meaningful recesses and projections through the horizontal and vertical plane;<br>ii. use of a variety of building materials and colours;<br>iii. use of landscaping and screening.<br>g. achieves the design principles outlined in Planning scheme policy - Integrated design. | wall(s), fence(s) or a combination thereof at least 1.8m in height along the length of the storage area. |
| **~~PO41~~ PO40**<br>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste. | **~~E41~~ E40**<br>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program. |
| **Permanent plantation**[59] | |
| **~~PO42~~ PO41**<br>Planting for Permanent plantation[59] purposes:<br>a. only comprises of native species found in local regional ecosystems ~~endemic to the area~~;<br>b. is sufficiently set back from property boundaries to avoid adverse impacts on adjoining properties such as shading, fire risk, health and safety. | **~~E42~~ E41**<br>Planting only comprises of native species found in local regional ecosystems ~~endemic to the area~~. |

## Telecommunications facility[81]

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.

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| **~~PO43~~ PO42**<br><br>Telecommunications facilities[81] are co-located with existing telecommunications facilities[81], Utility installation[86], Major electricity infrastructure[43] or Substation[80] if there is already a facility in the same coverage area. | **~~E43.1~~ E42.1**<br><br>New telecommunication facilities[81] are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures. |
| | **~~E43.2~~ E42.2**<br><br>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. |
| **~~PO44~~ PO43**<br><br>A new Telecommunications facility[81] 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. | **~~E44~~ E43**<br><br>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. |
| **~~PO45~~ PO44**<br><br>Telecommunications facilities[81] do not conflict with lawful existing land uses both on and adjoining the site. | **~~E45~~ E44**<br><br>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. |
| **~~PO46~~ PO45**<br><br>The Telecommunications facility[81] does not have an adverse impact on the visual amenity of a locality and is:<br><br>a. high quality design and construction;<br>b. visually integrated with the surrounding area;<br>c. not visually dominant or intrusive;<br>d. located behind the main building line; | **~~E46.1~~ E45.1**<br><br>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. |
| | **~~E46.2~~ E45.2**<br><br>In all other areas towers do not exceed 35m in height. |

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| e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;<br>f. camouflaged through the use of colours and materials which blend into the landscape;<br>g. treated to eliminate glare and reflectivity;<br>h. landscaped;<br>i. otherwise consistent with the amenity and character of the zone and surrounding area. | **~~E46.3~~ E45.3**<br>Towers, equipment shelters and associated structures are of a design, colour and material to:<br>a. reduce recognition in the landscape;<br>b. reduce glare and reflectivity. |
| | **~~E46.4~~ E45.4**<br>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~~.<br>Where there is no established building line the facility is located at the rear of the site. |
| | **~~E46.5~~ E45.5**<br>The facility is enclosed by security fencing or by other means to ensure public access is prohibited. |
| | **~~E46.6~~ E45.6**<br>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.<br>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.<br>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design. |
| **~~PO47~~ PO46**<br>Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses. | **~~E47~~ E46**<br>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. |
| **~~PO48~~ PO47** | **~~E48~~ E47** |

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| 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(81) 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 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.

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| **~~PO49~~ PO48**<br><br>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:<br><br>a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment;<br>b. protects the environmental and ecological values and health of receiving waters;<br>c. protects buildings and infrastructure from the effects of acid sulfate soils. | **~~E49~~ E48**<br><br>Development does not involve:<br><br>a. excavation or otherwise removing of more than 100m$^3$ of soil or sediment where below than 5m Australian Height datum AHD; or<br>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 to Overlay map - Environmental areas to determine if the following assessment apply)**

**Vegetation clearing, ecological value and connectivity**

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| **PO49**<br><br>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to | No example provided. |

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| avoid establishing in these areas, development must ensure that:<br><br>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;<br>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*.<br><br>Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014. | |
| **PO50**<br><br>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:<br><br>a. retaining habitat trees;<br>b. providing contiguous patches of habitat;<br>c. providing replacement and rehabilitation planting to improve connectivity;<br>d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure.<br><br>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** | |

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| **PO51**<br><br>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. | No example provided. |
| **PO52**<br><br>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:<br><br>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;<br>b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas;<br>c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. | No example provided. |
| **PO53**<br><br>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:<br><br>a. providing contiguous patches of habitat;<br>b. avoiding the creation of fragmented and isolated patches of habitat;<br>c. providing wildlife movement infrastructure;<br>d. providing replacement and rehabilitation planting to improve connectivity. | No example provided. |
| **Vegetation clearing and soil resource stability** | |
| **PO54**<br><br>Development does not:<br><br>a. result in soil erosion or land degradation; | No example provided. |

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| b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. | |
| **Vegetation clearing and water quality** | |
| **PO55**<br><br>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:<br><br>a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads;<br>b. avoiding or minimising changes to landforms to maintain hydrological water flows;<br>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. |
| **PO56**<br><br>Development minimises adverse impacts of stormwater run-off on water quality by:<br><br>a. minimising flow velocity to reduce erosion;<br>b. minimising hard surface areas;<br>c. maximising the use of permeable surfaces;<br>d. incorporating sediment retention devices;<br>e. minimising channelled flow | No example provided. |
| **Vegetation clearing and access, edge effects and urban heat island effects** | |
| **PO57**<br><br>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. |
| **PO58** | No example provided. |

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| Development minimises potential adverse 'edge effects' on ecological values by:<br>a. providing dense planting buffers of native vegetation between a development and environmental areas;<br>b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ;<br>c. restoring, rehabilitating and increasing the size of existing patches of native vegetation;<br>d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors;<br>e. landscaping with native plants of local origin. | |
| **PO59**<br>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:<br>a. pervious surfaces;<br>b. providing deeply planted vegetation buffers and green linkage opportunities;<br>c. landscaping with local native plant species to achieve well-shaded urban places;<br>d. increasing the service extent of the urban forest canopy | No example provided. |
| **Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)**<br>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. | |
| ~~PO50~~ **PO60**<br>Development:<br>a. minimises the number of buildings and people working and living on a site exposed to bushfire risk;<br>b. ensures the protection of life during the passage of a fire front; | ~~E50~~ **E60**<br>Buildings and structures have contained within the site:<br>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 |

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| c. is located and designed to increase the chance of survival of buildings and structures during a bushfire;<br>d. minimises bushfire risk from build up of fuels around buildings and structures. | supply of no more than 29, whichever is the greater;<br>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;<br>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;<br>d. An area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and<br>e. An access path suitable for use by a standard fire fighting applicant 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%:<br>i. To, and around, each building and other roofed structure; and<br>ii. To each fire fighting water supply extraction point.<br>Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attach level are as described in Australian Standard AS 3959. |
| ~~PO51~~ **PO61**<br>Development and associated driveways and access ways:<br>a. avoid potential for entrapment during a bushfire;<br>b. ensure safe and effective access for emergency services during a bushfire;<br>c. enable safe evacuation for occupants of a site during a bushfire. | ~~E51~~ **E61**<br>A length of driveway:<br>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;<br>b. has a maximum gradient no greater than 12.5%;<br>c. have a minimum width of 3.5m;<br>d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline. |

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| ~~PO52~~ **PO62**<br><br>Development provides an adequate water supply for fire-fighting purposes. | ~~E52~~ **E62**<br><br>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.<br>b. Where not connected to a reticulated water supply or a pressure and flow stated above is not available, 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.<br>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.<br>d. Where a tank is the nominated on-site fire fighting water storage source, it includes:<br>i. a hardstand area allowing medium rigid vehicles (15 tonne fire appliance) access within 6m of the tank;<br>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. |
| ~~PO53~~ **PO63**<br><br>Development:<br><br>a. does not present unacceptable risk to people or environment due to the impact of bushfire on dangerous goods or combustible liquids;<br>b. does not present danger or difficulty to emergency services for emergency response or evacuation.<br><br>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. | ~~E53~~ **E63**<br><br>Development does not involve the manufacture or storage of hazardous chemicals. |

| Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) | |
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| 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.<br><br>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.<br><br>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. | |
| **~~PO54~~ PO64**<br><br>Development will:<br><br>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;<br>b. protect the fabric and setting of the heritage site, object or building;<br>c. be consistent with the form, scale and style of the heritage site, object or building;<br>d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes;<br>e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building;<br>f. retain public access where this is currently provided. | **~~E54~~ E64**<br><br>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.<br><br>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. |
| **~~PO55~~ PO65**<br><br>Demolition and removal is only considered where:<br><br>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<br>b. demolition is confined to the removal of outbuildings, extensions and alterations | No example provided. |

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| that are not part of the original structure; or<br>c. limited demolition is performed in the course of repairs, maintenance or restoration; or<br>d. demolition is performed following a catastrophic event which substantially destroys the building or object. | |
| ~~PO56~~ **PO66**<br><br>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. |
| **Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)** | |
| ~~PO57~~ **PO67**<br><br>Development within a High voltage electricity line buffer:<br><br>a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields;<br>b. is located and designed in a manner that maintains a high level of security of supply;<br>c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. | ~~E57~~ **E67**<br><br>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer. |
| ~~PO58~~ **PO68**<br><br>Development within a bulk water supply infrastructure buffer is located, designed and constructed to:<br><br>a. protect the integrity of the bulk water supply infrastructure;<br>b. Maintains adequate access for any required maintenance or upgrading work to the bulk water supply infrastructure. | ~~E58~~ **E68**<br><br>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a bulk water supply infrastructure buffer. |

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| ~~PO59~~ **PO69**<br><br>Development is located and designed to maintain required access to Bulk water supply infrastructure. | ~~E59~~ **E69**<br><br>Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things):<br><br>a. buildings or structures;<br>b. gates and fences;<br>c. storage of equipment or materials;<br>d. landscaping or earthworks or stormwater or other infrastructure. |
| **Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)**<br><br>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. | |
| ~~PO60~~ **PO70**<br><br>Development:<br><br>a. minimises the risk to persons from overland flow;<br>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. |
| ~~PO61~~ **PO71**<br><br>Development:<br><br>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;<br>b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.<br><br>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. | No example provided. |

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| Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow. | |
| ~~PO62~~ **PO72**<br><br>Development does not:<br><br>a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level;<br>b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.<br><br>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. |
| ~~PO63~~ **PO73**<br><br>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. | ~~E63~~ **E73**<br><br>Development ensures that a hazardous chemical is not located or stored in an Overland flow path area.<br><br>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. |
| ~~PO64~~ **PO74**<br><br>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. | ~~E64~~ **E74**<br><br>Development ~~which is not in a Rural zone that an~~ ensures 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. |
| ~~PO65~~ **PO75**<br><br>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. | ~~E65.1~~ **E75.1**<br><br>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:<br><br>a. Urban area – Level III;<br>b. Rural area – N/A;<br>c. Industrial area – Level V; |

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| 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.<br><br>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow | d. Commercial area – Level V.<br><br>~~E65.2~~ **E75.2**<br><br>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. |
| ~~PO66~~ **PO76**<br><br>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:<br><br>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;<br><br>b. an overland flow path where it crosses more than one premises;<br><br>c. inter-allotment drainage infrastructure.<br><br>Note - Refer to Planning scheme policy - Integrated design for details and examples.<br><br>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** | |
| ~~PO67~~ **PO77**<br><br>Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:<br><br>a. public benefit and enjoyment is maximised;<br><br>b. impacts on the asset life and integrity of park structures is minimised;<br><br>c. maintenance and replacement costs are minimised. | ~~E67~~ **E77**<br><br>Development for a Park(57) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design. |