

## 7.2.3.6 Interim uses code

### 7.2.3.6.1 Application - Interim uses

1. This code applies to development in the Caboolture West local plan area; Town Centre precinct, Urban living precinct and Enterprise and employment precinct, if:
  - a. accepted development subject to requirements or assessable development, and this code is listed as an applicable code in the assessment benchmarks for assessable development and requirements for accepted development column of a table of assessment (Part 5);
  - b. assessable development - impact assessable (Part 5).
2. For development made accepted subject to requirements or assessable for this code in Part 5:
  - a. Part **AV** of the code applies only to accepted development subject to requirements;
  - b. Part **BW** of the code applies only to assessable development.

### 7.2.3.6.2 Purpose - Interim uses

- i. The purpose of the Interim uses code will be achieved through the following overall outcomes:
  - a. Development is to maintain a semi-rural character until such time as infrastructure is delivered and relevant site specific constraints are resolved.
  - b. Development will consist of interim uses on large lots.
  - c. Interim uses are appropriate where they:
    - would be compatible with the existing semi-rural character;
    - would not prejudice or delay the development of the site and adjoining areas for urban purposes;
    - are low intensity in nature and characterised by low investment in buildings and infrastructure relative to the value of the site.
  - d. Residential activities consist of detached Dwelling houses<sup>(22)</sup> ~~or Caretaker's accommodation<sup>(10)</sup>~~; predominantly on large lots.
  - e. The character and scale of Dwelling houses<sup>(22)</sup> are compatible with the **intended existing** character for the **Caboolture West local plan** area.
  - f. Secondary dwellings associated with a principal dwelling, remain subordinate and ancillary to the principal dwelling to retain the low density, low intensity, residential form of a Dwelling house<sup>(22)</sup>.
  - g. Garages, car ports and domestic outbuildings remain subordinate and ancillary to the principal dwelling and are located and designed to reduce amenity impacts on the streetscape and adjoining properties.
  - h. Dwelling houses<sup>(22)</sup> are designed to add visual interest and contribute to an attractive streetscape and public realm.

- i. Dwelling houses<sup>(22)</sup> are provided with infrastructure and services at a level suitable for the area.
- j. Dwelling houses<sup>(22)</sup> are responsive to the lot shape, dimensions and topographic features.
- k. Non-residential uses do not result in adverse or nuisance impacts on adjoining properties or the wider environment. Any adverse or nuisance impacts are contained and internalised to the site through location, design, operation and on-site management practices.
- l. General works associated with the development achieves the following:
  - m. 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;
  - n. 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.
      - I. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
      - II. the development ensures the safety, efficiency and useability of access ways and parking areas;
      - III. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- o. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- p. 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.
- q. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- ~~r. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.~~
- ~~s. Development does not result in unacceptable impacts on the capacity and safety of the external road network.~~
- ~~t. Development constraints:~~
  - p. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, 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. 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;
- iii. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
- iv. ensuring effective and efficient disaster management response and recovery capabilities;
- v. **where located in an** ~~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 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.

q. Interim development may involve one or more of the following:

|   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>Animal husbandry<sup>(4)</sup></li> <li>Animal keeping<sup>(5)</sup> - <b>if not for a cattery or kennel</b> (<del>excluding catteries and kennels</del>)</li> <li>Aquaculture<sup>(6)</sup> (if water area associated with ponds and dams are less than 200m<sup>2</sup> or housed tanks less than 50m<sup>2</sup>)</li> <li>Community residence<sup>(16)</sup></li> <li>Cropping<sup>(19)</sup>, where not forestry for wood production</li> </ul> | <ul style="list-style-type: none"> <li>Dwelling house<sup>(22)</sup></li> <li>Emergency services<sup>(25)</sup></li> <li>Environment facility<sup>(26)</sup></li> <li>Home based business<sup>(35)</sup></li> <li>Intensive horticulture<sup>(40)</sup></li> <li>Non-resident workforce accommodation<sup>(52)</sup></li> <li>Outdoor sport and recreation<sup>(55)</sup> (if located on Council owned or controlled land and in accordance with a Council approved Master Plan or Land Management Plan)</li> </ul> | <ul style="list-style-type: none"> <li>Roadside stall<sup>(68)</sup></li> <li>Rural industry<sup>(70)</sup></li> <li>Rural workers' accommodation<sup>(71)</sup></li> <li>Sales office<sup>(72)</sup></li> <li>Veterinary services<sup>(87)</sup></li> <li>Wholesale nursery<sup>(89)</sup></li> <li>Winery<sup>(90)</sup></li> </ul> |
|---|---|---|

u. Interim development does not involve one or more of the following:

|   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>Adult store<sup>(1)</sup></li> <li><b>Animal keeping - if for a cattery or kennel</b></li> </ul> | <ul style="list-style-type: none"> <li>High impact industry<sup>(34)</sup></li> <li>Hospital<sup>(36)</sup></li> <li>Hotel<sup>(37)</sup></li> </ul> | <ul style="list-style-type: none"> <li>Port services<sup>(61)</sup></li> <li>Relocatable home park<sup>(62)</sup></li> </ul> |
|---|--|--|

|  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>• Agricultural supplies store<sup>(2)</sup></li> <li>• Bar<sup>(7)</sup></li> <li>• Brothel<sup>(8)</sup></li> <li>• Caretaker's accommodation<sup>(10)</sup></li> <li>• Car wash<sup>(11)</sup></li> <li>• Child care centre<sup>(13)</sup></li> <li>• Club<sup>(14)</sup></li> <li>• Community care centre<sup>(15)</sup></li> <li>• Crematorium<sup>(18)</sup></li> <li>• Detention facility<sup>(20)</sup></li> <li>• Dual occupancy<sup>(21)</sup></li> <li>• Dwelling unit<sup>(23)</sup></li> <li>• Educational establishment<sup>(24)</sup></li> <li>• Food and drink outlet<sup>(28)</sup></li> <li>• Function facility<sup>(29)</sup></li> <li>• Funeral parlour<sup>(30)</sup></li> <li>• Garden centre<sup>(31)</sup></li> <li>• Hardware and trade supplies<sup>(32)</sup></li> <li>• Health care services<sup>(33)</sup></li> </ul> | <ul style="list-style-type: none"> <li>• Indoor sport and recreation<sup>(38)</sup></li> <li>• Intensive animal industry<sup>(39)</sup></li> <li>• Landing<sup>(41)</sup></li> <li>• Low impact industry<sup>(42)</sup></li> <li>• Major sport, recreation and entertainment facility<sup>(44)</sup></li> <li>• Marine industry<sup>(45)</sup></li> <li>• Medium impact industry<sup>(47)</sup></li> <li>• Motor sport facility<sup>(48)</sup></li> <li>• Multiple dwelling<sup>(49)</sup></li> <li>• Nature-based tourism<sup>(50)</sup></li> <li>• Nightclub entertainment facility<sup>(51)</sup></li> <li>• Office<sup>(53)</sup></li> <li>• Outdoor sales<sup>(54)</sup></li> <li>• Parking station<sup>(58)</sup></li> </ul> | <ul style="list-style-type: none"> <li>• Renewable energy facility<sup>(63)</sup></li> <li>• Research and technology industry<sup>(64)</sup></li> <li>• Residential care facility<sup>(65)</sup></li> <li>• Resort complex<sup>(66)</sup></li> <li>• Retirement facility<sup>(67)</sup></li> <li>• Rooming accommodation<sup>(69)</sup></li> <li>• Service industry<sup>(73)</sup></li> <li>• Service station<sup>(74)</sup></li> <li>• Shop<sup>(75)</sup></li> <li>• Shopping centre<sup>(76)</sup></li> <li>• Showroom<sup>(78)</sup></li> <li>• Special industry<sup>(79)</sup></li> <li>• Theatre<sup>(82)</sup></li> <li>• Tourist attraction<sup>(83)</sup></li> <li>• Tourist park<sup>(84)</sup></li> <li>• Warehouse<sup>(88)</sup></li> </ul> |
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- v. Development not listed in the tables above may be considered on its merit and where it supports the outcomes of the code.

#### 7.2.3.6.3 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 Part AV, Table 7.2.3.6.1. Where the development does not meet a requirement for accepted development (RAD) within Part AV Table 7.2.3.6.1, 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 PO               |
|---|--------------------------------|
| RAD1  | PO4                            |
| RAD2  | PO6                            |
| RAD3  | PO5                            |
| RAD4  | PO7                            |
| RAD5  | PO8                            |
| RAD6  | PO9                            |
| RAD7  | PO10–PO13                      |
| RAD8  | <del>PO11-PO14</del> PO10-PO13 |
| RAD9  | <del>PO11-PO14</del> PO14      |
| RAD10                                       | <del>PO15</del> PO17           |
| RAD11                                       | <del>PO18</del> PO18           |
| RAD12                                       | <del>PO19</del> PO21           |
| RAD13                                       | <del>PO23</del> PO21           |
| RAD14                                       | <del>PO23</del> PO21           |
| RAD15                                       | <del>PO23</del> PO30           |
| RAD16                                       | <del>PO32</del> PO32           |
| RAD17                                       | <del>PO34</del> PO29           |
| RAD18                                       | <del>PO34</del> PO29           |

|       |                                  |
|-------|----------------------------------|
| RAD19 | <del>PO31</del> PO33             |
| RAD20 | <del>PO35</del> PO36             |
| RAD21 | <del>PO38</del> PO37             |
| RAD22 | <del>PO39</del> PO38             |
| RAD23 | <del>PO40</del> PO37             |
| RAD24 | <del>PO39</del> PO44             |
| RAD25 | <del>PO46</del> PO39             |
| RAD26 | <del>PO41</del> PO39             |
| RAD27 | <del>PO41</del> PO42             |
| RAD28 | <del>PO44</del> PO42             |
| RAD29 | <del>PO44</del> PO43             |
| RAD30 | <del>PO45</del> PO45             |
| RAD31 | <del>PO47, PO51, PO52</del> PO45 |
| RAD32 | <del>PO47</del> PO49             |
| RAD33 | <del>PO51</del> PO45             |
| RAD34 | <del>PO47</del> PO45             |
| RAD35 | <del>PO47</del> PO45             |
| RAD36 | <del>PO47</del> PO51             |
| RAD37 | <del>PO53</del> PO45             |
| RAD38 | <del>PO47</del> PO47             |
| RAD39 | <del>PO49</del> PO47             |

|       |                                     |
|-------|-------------------------------------|
| RAD40 | <del>PO49</del> PO53                |
| RAD41 | <del>PO55</del> PO54                |
| RAD42 | <del>PO55</del> PO53                |
| RAD43 | <del>PO55</del> PO54                |
| RAD44 | <del>PO56</del> PO55                |
| RAD45 | <del>PO57</del> <del>PO55</del> PO3 |
| RAD46 | <del>PO59</del> <del>PO55</del> PO4 |
| RAD47 | <del>PO59</del> PO56                |
| RAD48 | <del>PO59</del> PO56                |
| RAD49 | <del>PO60</del> PO56                |
| RAD50 | <del>PO62</del> PO57                |
| RAD51 | <del>PO62</del> PO58                |
| RAD52 | <del>PO62</del> PO58                |
| RAD53 | <del>PO63</del> PO58                |
| RAD54 | <del>PO62</del> PO59                |
| RAD55 | <del>PO62</del> PO58                |
| RAD56 | <del>PO62</del> PO58                |
| RAD57 | <del>PO64</del> PO58                |
| RAD58 | <del>PO64</del> PO60                |
| RAD59 | <del>PO65</del> PO60                |
| RAD60 | <del>PO65</del> PO61                |

|       |                                      |
|-------|--------------------------------------|
| RAD61 | <del>PO66</del> PO61                 |
| RAD62 | <del>PO71</del> PO62                 |
| RAD63 | <del>PO71</del> PO67                 |
| RAD64 | <del>PO71</del> PO67                 |
| RAD65 | <del>PO71</del> PO67                 |
| RAD66 | <del>PO71</del> PO67                 |
| RAD67 | <del>PO71</del> PO67                 |
| RAD68 | <del>PO73</del> PO69                 |
| RAD69 | <del>PO75</del> PO72                 |
| RAD70 | <del>PO76</del> PO72                 |
| RAD71 | <del>PO74, PO77</del> PO73           |
| RAD72 | <del>PO77</del> PO74                 |
| RAD73 | <del>PO77</del> PO75                 |
| RAD74 | <del>PO77</del> PO76                 |
| RAD75 | <del>PO79</del> PO77                 |
| RAD76 | <del>PO82</del> PO78                 |
| RAD77 | <del>PO82</del> PO78                 |
| RAD78 | <del>PO83</del> PO79                 |
| RAD79 | <del>PO84</del> PO79                 |
| RAD80 | <del>PO85</del> PO80-PO82, PO84-PO86 |
| RAD81 | <del>PO86</del> PO80-PO82, PO84-PO86 |



|       |                      |
|-------|----------------------|
| RAD82 | <del>PO87</del> PO82 |
| RAD83 | <del>PO88</del> PO83 |
| RAD84 | <del>PO88</del> PO87 |

## Part AV — Requirements for accepted development - Interim uses

**Table 7.2.3.6.1 Requirements for accepted development - Interim uses**

| Requirements for accepted development |  |
|---------------------------------------|--|
| General requirements                  |  |
| Building height                       |  |
| <b>RAD1</b>                           | <p>Building height and structures:</p> <ol style="list-style-type: none"> <li><del>Building height and all structures</del> do not exceed the height identified on Overlay map - Building heights; or</li> <li>where not identified on Overlay map - Building height, and unless otherwise specified in this code, do not exceed 5m.</li> </ol>  |
| Setbacks                              |  |
| <b>RAD2</b>                           | <p>Buildings and structures associated with the following uses are setback from all lot boundaries as follows:</p> <ol style="list-style-type: none"> <li>Animal husbandry<sup>(4)</sup> (buildings only) - 10m;</li> <li>Cropping<sup>(19)</sup> (buildings only) - 10m;</li> <li>Animal keeping<sup>(5)</sup>, excluding catteries and kennels - 20m;</li> <li>Cropping<sup>(19)</sup> (buildings only) - 10m;</li> <li>Intensive horticulture<sup>(40)</sup> - 10m;</li> <li>Non-resident workforce accommodation<sup>(52)</sup> - 40m;</li> <li>Rural Industry<sup>(70)</sup> - 20m;</li> <li>Wholesale nursery<sup>(89)</sup> - 10m;</li> <li>Winery<sup>(90)</sup> (buildings only) - 10m;</li> <li>Veterinary services<sup>(87)</sup> - 10m.</li> </ol> |
| <b>RAD3</b>                           | <p>Unless specified elsewhere in the code, all other buildings and structures are setback:</p> <ol style="list-style-type: none"> <li>Road frontage - 6m minimum;</li> <li>Side and Rear - 4.5m minimum.</li> </ol>  |

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|--|---|
|  | <p>Note - For a Dwelling house<sup>(22)</sup> where located in a bushfire hazard area (see Overlay map - Bushfire hazard) a greater setback may be required. See values and constraints requirements Bushfire hazard.</p> <p>Note - This provision does not apply where a development footprint exists for a lot.</p>   |
| <b>Development footprint</b>               |   |
| <b>RAD4</b>                                | Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within that development footprint.  |
| <b><del>Building on sloping land</del></b> |   |
| <b><del>RAD5</del></b>                     | <p><del>Building and site design on slopes between 10% and 15%:</del></p> <ul style="list-style-type: none"> <li><del>a. use split-level, multiple-slab, pier or pole construction;</del></li> <li><del>b. avoid single-plane slabs and benching; and</del></li> <li><del>c. ensure the height of any cut or fill, whether retained or not does not exceed 900mm.</del></li> </ul> <p><del>Note - This does not apply to outbuildings or building work.</del></p> |
| <b>Lighting</b>                            |   |
| <b><del>RAD6</del><br/>RAD5</b>            | <p>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.</p> <p>Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>  |
| <b>Car parking</b>                         |   |
| <b><del>RAD7</del><br/>RAD6</b>            | On-site car parking is provided in accordance with Schedule 7 - Car parking.  |
| <b>Hazardous Chemicals</b>                 |   |
| <b><del>RAD8</del><br/>RAD7</b>            | All development that involves the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.1 Quantity thresholds for hazardous chemicals stored as accepted development subject to requirements complies with Table 9.0.3 Hazardous chemicals.   |

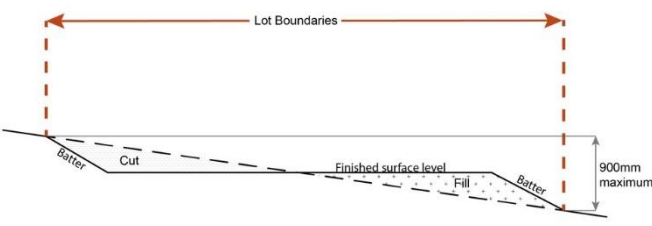
|   |   |
|---|---|
| <b>RAD9</b><br><b>RAD8</b>  | Development does not involve the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.2 Hazardous chemicals assessable thresholds.   |
| <b>Waste treatment</b>  |   |
| <b>RAD10</b><br><b>RAD9</b>   | All concentrated animal use areas (e.g. sheds, pens, holding yards, stables) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.   |
| <b>Clearing of Habitat Trees</b>  |   |
| <p><del>Note – The following development is accepted development as noted in section 1.7.7 Accepted development:</del></p> <p><del>Where located anywhere in the Caboolture West local plan area:</del></p> <ul style="list-style-type: none"> <li><del>• Clearing of habitat tree located within an approved development footprint;</del></li> <li><del>• Clearing of habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;</del></li> <li><del>• Clearing of habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</del></li> <li><del>• Clearing of habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence;</del></li> <li><del>• Clearing of habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</del></li> <li><del>• Clearing of habitat tree in accordance with an existing bushfire management plan previously accepted by Council;</del></li> <li><del>• Clearing of habitat tree associated with maintaining existing open pastures, windbreaks, lawns or created gardens;</del></li> <li><del>• Grazing of native pasture by stock.</del></li> </ul> <p><del>Editor's note – A native tree measuring greater than 80cm in diameter when measured at 1.3m from ground level is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning Scheme Policy – Environmental Areas and Corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970-2009 Protection of Trees on Development Sites – Appendix A.</del></p> |   |
| <b>RAD11</b><br><b>RAD10</b>  | <p><del>Clearing does not involve any habitat trees.</del></p> <p>Development does not result in the damaging, destruction or clearing of a habitat tree. This does not apply to:</p> <ol style="list-style-type: none"> <li>a. Clearing of a habitat tree located within an approved development footprint;</li> <li>b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;</li> </ol> |

|   |  |
|---|--|
|   | <p>c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure</p> <p>d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence;</p> <p>e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</p> <p>f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</p> <p>g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</p> <p>h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</p> <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p> |
| <b>Works requirements</b>               |  |
| <b>Utilities</b>                        |  |
| <p><b>RAD12</b></p> <p><b>RAD11</b></p> | Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).  |
| <b>Access</b>                           |  |
| <p><b>RAD13</b></p> <p><b>RAD12</b></p> | <p>Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>a. where for a Council-controlled road and associated with a Dwelling house: <ul style="list-style-type: none"> <li>i. Planning scheme policy - Integrated design;</li> </ul> </li> <li>b. where for a Council-controlled road and not associated with a Dwelling house: <ul style="list-style-type: none"> <li>i. AS/NZS 2890.1 Parking facilities Part 1: Off street car parking;</li> <li>ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> <li>iii. Planning scheme policy - Integrated design;</li> <li>iv. Schedule 8 - Service vehicle requirements;</li> </ul> </li> <li>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.</li> </ul>  |

|                              |  |
|------------------------------|--|
| <b>RAD14</b><br><b>RAD13</b> | Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZ2890.1 Parking facilities - Off street car parking and the relevant standards in Planning scheme policy - Integrated design.  |
| <b>RAD15</b><br><b>RAD14</b> | 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.  |
| <b>Stormwater</b>            |  |
| <b>RAD16</b><br><b>RAD15</b> | <p><del>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.</del> Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises in accordance with Planning scheme policy - Integrated design.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport infrastructure.</p> |
| <b>RAD17</b><br><b>RAD16</b> | <p>Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development:</p> <ol style="list-style-type: none"> <li>is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>will result in: <ol style="list-style-type: none"> <li>6 or more dwellings; or</li> <li>an impervious area greater than 25% of the net developable area.</li> </ol> </li> </ol> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>  |
| <b>RAD18</b><br><b>RAD17</b> | <p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>   |
| <b>RAD19</b><br><b>RAD18</b> | <p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p>  |

|  | <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>  |               |  |                                      |      |  |      |   |  |
|--|---|---------------|--|--------------------------------------|------|--|------|---|--|
| <b>RAD20</b><br><b>RAD19</b>   | <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table> <tr> <th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr> <tr> <td>Stormwater Pipe up to 825mm diameter</td><td>3.0m</td></tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter</td><td>4.0m</td></tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits</td></tr> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p> | Pipe Diameter | Minimum Easement Width (excluding access requirements) | Stormwater Pipe up to 825mm diameter | 3.0m | Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter | 4.0m | Stormwater pipe greater than 825mm diameter | Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits |
| Pipe Diameter  | Minimum Easement Width (excluding access requirements)  |               |  |                                      |      |  |      |   |  |
| Stormwater Pipe up to 825mm diameter                                     | 3.0m  |               |  |                                      |      |  |      |   |  |
| Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter | 4.0m  |               |  |                                      |      |  |      |   |  |
| Stormwater pipe greater than 825mm diameter                              | Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits  |               |  |                                      |      |  |      |   |  |
| <b>Site works and construction management</b>                            |   |               |  |                                      |      |  |      |   |  |
| <b>RAD21</b><br><b>RAD20</b>   | <p>The site and any existing structures are to be maintained in a tidy and safe condition.</p>  |               |  |                                      |      |  |      |   |  |
| <b>RAD22</b><br><b>RAD21</b>   | <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>  |               |  |                                      |      |  |      |   |  |
| <b>RAD23</b><br><b>RAD22</b>   | <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>  |               |  |                                      |      |  |      |   |  |
| <b>RAD24</b><br><b>RAD23</b>   | <p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>  |               |  |                                      |      |  |      |   |  |

|                              |   |
|------------------------------|---|
| <b>RAD25</b><br><b>RAD24</b> | 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.   |
| <b>RAD26</b><br><b>RAD25</b> | 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.   |
| <b>RAD27</b><br><b>RAD26</b> | 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.  |
| <b>RAD28</b><br><b>RAD27</b> | <p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p> <p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p>  |
| <b>RAD29</b><br><b>RAD28</b> | <p>Disposal of materials is managed in one or more of the following ways:</p> <ul style="list-style-type: none"> <li>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</li> <li>b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</li> </ul> <p>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p> |
| <b>RAD30</b><br><b>RAD29</b> | <p>All development works are carried out within the following times:</p> <ul style="list-style-type: none"> <li>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</li> <li>b. no work is to be carried out on Sundays or public holidays.</li> </ul>  |
| <b>Earthworks</b>            |   |
| <b>RAD31</b><br><b>RAD30</b> | <p>The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>   |

|   |  |
|---|--|
| <p><b>RAD32</b></p> <p><b>RAD31</b></p> | <p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <p><b>Figure - Cut and Fill</b>(<a href="#">Popup full image</a>)</p>  <p>Note - This is site earthworks not building work.</p>   |
| <p><b>RAD33</b></p> <p><b>RAD32</b></p> | <p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> <li>any cut batter is no steeper than 1V in 4H;</li> <li>any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H;</li> <li>any compacted fill batter is no steeper than 1V in 4H.</li> </ol>  |
| <p><b>RAD34</b></p> <p><b>RAD33</b></p> | <p>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.</p>  |
| <p><b>RAD35</b></p> <p><b>RAD34</b></p> | <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>  |
| <p><b>RAD36</b></p> <p><b>RAD35</b></p> | <p>All fill and excavation is contained on-site and is free draining.</p>  |
| <p><b>RAD37</b></p> <p><b>RAD36</b></p> | <p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> <li>prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</li> <li>redirect stormwater surface flow away from existing flow paths; or</li> <li>divert stormwater surface flow onto adjacent land (other than a road) in a manner which:</li> </ol> |



|                              |   |
|------------------------------|---|
|                              | <ul style="list-style-type: none"> <li>i. concentrates the flow; or</li> <li>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</li> <li>iii. causes actionable nuisance to any person, property or premises.</li> </ul>  |
| <b>RAD38</b><br><b>RAD37</b> | <p>All fill placed on-site is:</p> <ul style="list-style-type: none"> <li>a. limited to that necessary for the approved use;</li> <li>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</li> </ul>  |
| <b>RAD39</b><br><b>RAD38</b> | <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>   |
| <b>RAD40</b><br><b>RAD39</b> | <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ul style="list-style-type: none"> <li>a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm;</li> <li>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;</li> <li>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.</li> </ul> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p>Note - All building work covered by QDC MP1.4 is excluded from this provision.</p> |

## 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<sup>(84)</sup> with accommodation in the form of caravans or tents; or

- iv. material change of use for outdoor sales<sup>(54)</sup>, 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.

**RAD41**

**RAD40**

External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*.

Note - For this requirement for accepted development, the following are the relevant parts AS 2419.1 (2005):

- a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks<sup>(84)</sup> 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<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, outdoor processing and outdoor storage facilities; and
- d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.

**RAD42**

**RAD41**

A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:

- a. an unobstructed width of no less than 3.5m;
- b. an unobstructed height of no less than 4.8m;
- c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;

|  |  |
|--|--|
|  | d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.   |
| <b>RAD43</b><br><b>RAD42</b>               | On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i> .  |
| <b>RAD44</b><br><b>RAD43</b>               | <p>For development that contains on-site fire hydrants external to buildings:</p> <ol style="list-style-type: none"> <li>those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> <li>the overall layout of the development (to scale);</li> <li>internal road names (where used);</li> <li>all communal facilities (where provided);</li> <li>the reception area and on-site manager's office (where provided);</li> <li>external hydrants and hydrant booster points;</li> <li>physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</li> </ol> </li> </ol> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> <li>in a form;</li> <li>of a size;</li> <li>illuminated to a level;</li> </ol> <p>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.</p> |
| <b>RAD45</b><br><b>RAD44</b>               | <p>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 <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>   |
| <b>Use specific requirements</b>           |  |
| <b>Dwelling house</b>                      |  |
| <b>RAD46</b><br><b>RAD45</b>               | Residential density does not exceed one dwelling house per lot   |
| <b>RAD47</b><br><b>RAD46</b>               | <p>Building height for a Dwelling house does not exceed:</p> <ol style="list-style-type: none"> <li>that on Overlay map - Building heights; or</li> <li>where not mapped on Overlay map - Buildings heights, 8.5m.</li> </ol>  |
| <b>Dwelling house - Secondary dwelling</b> |  |

**RAD4648**

**RAD47**

The siting and design of dwellings ensures that the secondary dwelling is:

- a. not located in front of the primary dwelling;
- b. annexed to (adjoining, below or above) or located within 10.0m of the primary dwelling (excluding domestic outbuildings).
- c. accessed from the existing driveway giving access to the Dwelling house.

Note - The requirements to locate a Secondary dwelling within 10m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.

**RAD4749**

**RAD48**

No more than 1 secondary dwelling is located on an allotment.

**RAD4850**

**RAD49**

The GFA of the secondary dwelling does not exceed 100m<sup>2</sup> GFA.

#### Dwelling house - Domestic outbuildings

**RAD4951**

**RAD50**

Domestic outbuildings:

- a. have a total combined maximum GFA roofed area as outlined in the table below:

| Size of lot                             | Max. GFA roofed area |
|---|----------------------|
| Less than 600m <sup>2</sup>             | 50m <sup>2</sup>     |
| 600m <sup>2</sup> - 1000m <sup>2</sup>  | 70m <sup>2</sup>     |
| 1000m <sup>2</sup> – 2000m <sup>2</sup> | 80m <sup>2</sup>     |
| Greater than 2000m <sup>2</sup>         | 150m <sup>2</sup>    |

~~Note – Building Work is excluded from the GFA calculations.~~

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

#### Home based business<sup>(35)</sup>

**RAD5052**

Home based business(s)<sup>(35)</sup> are fully contained within a dwelling or on-site structure, except for a home based child care facility.

|                                |   |
|--------------------------------|---|
| <b>RAD51</b>                   |   |
| <b>RAD5153</b><br><b>RAD52</b> | The maximum total use area is 100m <sup>2</sup> .   |
| <b>RAD5254</b><br><b>RAD53</b> | <p>Up to 2 additional non-resident, either employees or customers, are permitted on the site at any one time, except where involving the use of heavy vehicles, where no employees are permitted.</p> <p>Note - This provision does not apply to bed and breakfast or farmstay business.</p>  |
| <b>RAD5355</b><br><b>RAD54</b> | <p>Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday <b>and are not open to the public on Sundays, Christmas Day, Good Friday or Anzac Day</b>, except for:</p> <ol style="list-style-type: none"> <li>bed and breakfast or farmstay business which may operate on a 24 hour basis;</li> <li>office or administrative activities that do not generate non-residents visiting the site, such as book keeping and computer work.</li> </ol>                              |
| <b>RAD5456</b><br><b>RAD55</b> | <p>The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows:</p> <ol style="list-style-type: none"> <li>1 heavy vehicle;</li> <li>1 trailer;</li> <li>Up to 3 motor vehicles.</li> </ol> <p>Note - The car parking provision associated with the Dwelling house<sup>(22)</sup> is in addition to this requirement.</p> <p>Note - The number of motor vehicles stated is in addition to motor vehicles associated with a Dwelling house<sup>(22)</sup>.</p> |
| <b>RAD5557</b><br><b>RAD56</b> | <p>Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), fence(s) or a combination at least 1.8m in height along the length of those areas.</p> <p>Note - Planting for screening is to have a minimum depth of 3m.</p>  |
| <b>RAD5658</b><br><b>RAD57</b> | Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.  |
| <b>RAD5759</b><br><b>RAD58</b> | <p>The use does not involve vehicle servicing or major repairs, including spray painting or panel beating.</p> <p>Note - Vehicle servicing excludes general maintenance of a vehicle such as, but not limited to, changing engine fluids, filters and parts such as batteries and plugs.</p>  |

|                                       |  |
|---------------------------------------|--|
| <b>RAD5860</b><br><b>RAD59</b>        | The use is not an environmentally relevant activity (ERA) as defined in the <i>Environmental Protection Regulation 2008</i> .  |
| <b>RAD5964</b><br><b>RAD60</b>        | Only goods grown, produced or manufactured on-site are sold from the site.   |
| <b>RAD6062</b><br><b>RAD61</b>        | Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from boundary of the site.   |
| <b>RAD6163</b><br><b>RAD62</b>        | <p>For bed and breakfast and farmstays:</p> <ul style="list-style-type: none"> <li>a. overnight accommodation is provided in the Dwelling house<sup>(22)</sup> of the accommodation operator.</li> <li>b. maximum 4 bedrooms are provided for a maximum of 10 guests.</li> <li>c. meals are served to paying guests only.</li> <li>d. rooms do not contain food preparation facilities.</li> </ul> <p>Note - RAD5233 - RAD6243 above do not apply to Home based business<sup>(35)</sup>.</p> |
| <b>Roadside stalls<sup>(68)</sup></b> |  |
| <b>RAD6264</b><br><b>RAD63</b>        | No more than one Roadside stall <sup>(68)</sup> per property.  |
| <b>RAD6365</b><br><b>RAD64</b>        | Goods offered for sale are only goods grown, produced or manufactured on the site.   |
| <b>RAD6466</b><br><b>RAD65</b>        | The maximum area associated with a Roadside stall <sup>(68)</sup> , including any larger separate items displayed for sale, does not exceed 20m <sup>2</sup> .   |
| <b>RAD65</b>                          | <p><del>The Roadside stall<sup>(68)</sup> obtains vehicle access from a road classified as an arterial or sub-arterial.</del></p> <p><del>Note – Refer to Overlay map – Road hierarchy for road classification.</del></p>  |
| <b>RAD6667</b><br><b>RAD66</b>        | Car parking for 2 vehicles is provided off the road carriage and located on the property.  |
| <b>RAD6768</b><br><b>RAD67</b>        | The Roadside stall <sup>(68)</sup> is located no closer than 100m from an intersection.  |

## Sales office<sup>(72)</sup>

**RAD68**  
**RAD69**

A Sales office<sup>(72)</sup> is located on the site for no longer than 2 years.

## Telecommunications facility

~~Editor's note – In accordance with the Federal legislation Telecommunications facilities<sup>(81)</sup> must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3Khz to 300Ghz.~~

**RAD69**

~~A minimum area of 45m<sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.~~

**RAD70**

~~The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.~~

**RAD71**

~~Equipment shelters and associated structures are located:~~

- ~~a. directly beside the existing equipment shelter and associated structures;~~
- ~~b. behind the main building line;~~
- ~~c. further away from the frontage than the existing equipment shelter and associated structures;~~
- ~~d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.~~

**RAD72**

~~Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.~~

**RAD73**

~~The facility is enclosed by security fencing or by other means to ensure public access is prohibited.~~

**RAD74**

~~A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses.~~

~~Note – Landscaping is provided in accordance with Planning scheme policy – Integrated design.~~

~~Note – Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy – Integrated design.~~

**RAD75**

~~All equipment comprising the telecommunications facility<sup>(81)</sup> 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.

## Winery<sup>(90)</sup>

**RAD7670**

**RAD69**

The maximum use area including all buildings, structures, driveways and parking areas is 1500m<sup>2</sup>.

**RAD7771**

**RAD70**

The Winery<sup>(90)</sup> is accessed from a road classified as a State Arterial, Arterial or Sub-Arterial (refer Overlay map - Road hierarchy for road classification).

## Values and constraints requirements

Note - The relevant values and constraints requirements do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan ~~(or similar in the case of Landslide hazard)~~ or conditions of approval) the identified value or constraint under this planning scheme.

## Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)

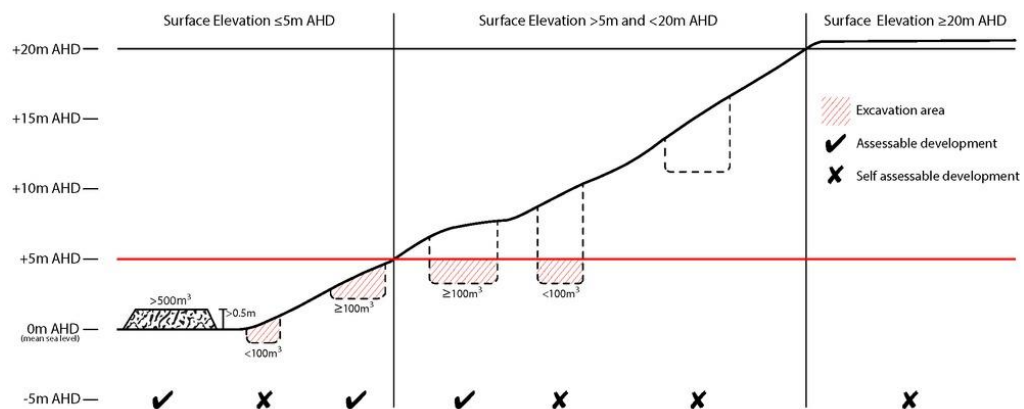
Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m<sup>3</sup> and 500m<sup>3</sup> respectively.

**RAD7872**

**RAD71**

Development does not involve:

- excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below 5m Australian Height Datum AHD, or
- filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m AHD.





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

Note - For the purposes of section 12 of the Building Regulation 2006, land identified as very high potential bushfire intensity, high potential bushfire intensity, medium potential bushfire intensity or potential impact buffer on the Bushfire hazard 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.

**RAD7973**

**RAD72**

Building and structures have contained within the site:

- a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater;
- b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roof structure or fire fighting water supply of no more than 29, whichever is the greater;
- c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures;
- d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and
- e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%;
  - i. to, and around, each building and other roofed structures; and
  - ii. to each fire fighting water supply extraction point.

Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS3959.

**RAD8074**

**RAD73**

The length of driveway:

- a. to a public road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road;
- b. has a maximum gradient no greater than 12.5%;
- c. have a minimum width of 3.5m;
- d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.

**RAD8175**

**RAD74**

- a. A reticulated water supply is provided by a distributor 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.

|   |   |
|---|---|
|   | <ul style="list-style-type: none"> <li>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.</li> <li>c. Where a tank is the nominated on-site fire fighting water storage source, it includes: <ul style="list-style-type: none"> <li>i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;</li> <li>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.</li> </ul> </li> </ul> |
| <b>RAD8276</b><br><b>RAD75</b>  | Development does not involve the manufacture or storage of hazardous chemicals.   |
| <b>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)</b> |   |
| <b>RAD8377</b><br><b>RAD76</b>  | Development is for the preservation, maintenance, repair and restoration of the building, item or object of cultural heritage value.  |
| <b>RAD8478</b><br><b>RAD77</b>  | 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.   |
| <b>Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following requirements apply)</b>                |   |
| <b>RAD8579</b><br><b>RAD78</b>  | Except where located on <del>Figure 7.2.3.1 – Caboolture West structure plan or</del> an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.   |
| <b>RAD8680</b><br><b>RAD79</b>  | 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.  |
| <b>Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)</b>                             |   |
| <b>RAD8781</b><br><b>RAD80</b>  | 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.   |
| <b>RAD8882</b><br><b>RAD81</b>  | <p>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.</p> <p>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.</p>   |

|                                |   |
|--------------------------------|---|
|                                | Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow  |
| <b>RAD8983</b><br><b>RAD82</b> | Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.   |
| <b>RAD9084</b><br><b>RAD83</b> | 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.  |
| <b>RAD9185</b><br><b>RAD84</b> | Development for a material change of use or building work for a Park <sup>(57)</sup> ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design. |

#### 7.2.3.6.4 - Requirements for assessment

##### Part **BW** — Criteria for assessable development - Interim uses

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 **BW**, Table 7.2.3.6.2, 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 7.2.3.6.2 Assessable development - Interim uses**

| Performance outcomes  | Examples that achieve aspects of the Performance Outcome |
|---|--|
| General criteria  |  |
| Interim uses  |  |
| <b>PO1</b><br>Interim uses: <ul style="list-style-type: none"> <li>a. do not fragment or alienate the land or result in the loss of land for future urban purposes;</li> <li><b>b. result in minimal investment;</b></li> <li>c. do not prejudice or delay the use of the land for urban purposes.</li> </ul> | No example provided.                                     |
| <b>PO2</b>  | No example provided.                                     |

|  |   |
|--|---|
| <p>Interim uses:</p> <ol style="list-style-type: none"> <li>are adequately serviced with necessary infrastructure to meet on-site needs and requirements;</li> <li>are of a size and scale that maintains the low density, low intensity and open area landscape character <del>anticipated in the interim</del>;</li> <li>are designed, located and operated in a manner that avoids nuisance impacts on adjoining properties;</li> <li>requires minimal filling or excavation. Where this occurs, visual impacts are reduced through screening;</li> <li>are not visually dominant from the streetscape or adjoining properties;</li> <li>utilise materials, finishes and colours that are consistent with existing semi-rural environment.</li> </ol> |   |
| <b>Site density</b>  |   |
| <p><b>PO3</b></p> <p>Development does not result in residential density exceeding more than one Dwelling house<sup>(22)</sup> per lot.</p>   | <p>No example provided.</p>   |
| <b>Building height</b>   |   |
| <p><b>PO4</b></p> <p>The height of buildings:</p> <ol style="list-style-type: none"> <li>is consistent with the existing low rise, open area and low density character and amenity of the area;</li> <li>does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises.</li> </ol>  | <p><b>E4.1</b></p> <p><b>Building height and structures:</b></p> <ol style="list-style-type: none"> <li>do not exceed the height identified on Overlay map - Building heights; or</li> <li>where not identified on Overlay map - Building heights, and unless otherwise specified in this code, do not exceed 5m.</li> </ol> <p><del>Building height for all buildings (excluding domestic outbuildings) does not exceed that on Neighbourhood development plan map - Building heights for Dwelling houses<sup>(22)</sup>.</del></p> <p><b>E4.2</b></p> |

~~The height of domestic outbuildings is a maximum of 5m.~~

## Setbacks

### P05

Buildings and structures are setback to:

- a. be consistent with the semi-rural character of the area;
- b. result in development not being visually dominant or overbearing with respect on adjoining properties;
- c. maintain the privacy of adjoining.

### E5

Unless specified elsewhere in the code, the minimum setback from a boundary is as follows:

- a. Front boundary – 6m;
- b. Side boundary – 4.5m;
- c. Rear boundary – 4.5m.

Note - This provision does not apply where a development footprint exists for a lot.

### P06

Non-residential uses are setback to ensures:

- a. chemical spray, fumes, odour, dust are contained on-site;
- b. unreasonable nuisance or annoyance resulting from, but not limited to; noise, storage of materials and rubbish does not adversely impact upon land users adjacent to, or within the general vicinity; and
- c. buildings and other structures are consistent with the open area, low density, low built form character and amenity associated with the area.

### E6

The following uses and associated buildings are setback from all property boundaries as follows:

- a. Animal husbandry<sup>(4)</sup> (buildings only) - 10m;
- b. Cropping<sup>(19)</sup> (buildings only) - 10m;
- c. Animal keeping<sup>(5)</sup>, excluding catteries and kennels - 20m;
- d. Cropping<sup>(19)</sup> (buildings only) - 10m;
- e. Intensive horticulture<sup>(40)</sup> - 10m;
- f. Rural Industry<sup>(70)</sup> - 20m;
- g. Wholesale nursery<sup>(89)</sup> - 10m;
- h. Veterinary services<sup>(87)</sup> - 10m.

## Development footprint

### P07

Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within that development footprint.

No example provided.

## Building on sloping land

|   |  |
|---|--|
| <p><b>PO8</b></p> <p><del>Building and site design on slopes between 10% and 15% must:</del></p> <p><del>a. use split level, multiple slab, pier or pole construction;</del></p> <p><del>b. avoid single plane slabs and benching; and</del></p> <p><del>c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm.</del></p>   | <p><del>No example provided.</del></p>   |
| <p><b>Amenity</b></p>   |  |
| <p><b>PO98</b></p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, light, chemicals and other environmental nuisances.</p>   | <p>No example provided.</p>  |
| <p><b>Car parking</b></p>   |  |
| <p><b>PO10 PO9</b></p> <p>Traffic generation, vehicle movement and on-site car parking associated with an activity:</p> <ol style="list-style-type: none"> <li>provides safe, convenient and accessible access for vehicles and pedestrians;</li> <li>provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand;</li> <li>is appropriate to the road classification and carrying capacity of the local network and able to meet the additional demands generated by the development; and</li> <li>does not result adverse impacts on the efficient and safe functioning of the road network.</li> </ol> <div data-bbox="108 1693 770 1827"> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p> </div> | <p><b>E10 E9</b></p> <p>On-site car parking is provided in accordance with Schedule 7 - Car parking.</p> |
| <p><b>Hazardous Chemicals</b></p>   |  |

Note - To assist in demonstrating compliance with the following performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.

Terms used in this section are defined in 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.

**PO11 PO10**

Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.

**~~E11.1~~ E10.1**

Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of land zoned for vulnerable or sensitive land uses as described below:

**Dangerous Dose**

- a. For any hazard scenario involving the release of gases or vapours:
  - i. AEGL2 (60minutes) or if not available ERPG2;
  - ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure.
- b. For any hazard scenario involving fire or explosion:
  - i. 7kPa overpressure;
  - ii. 4.7kW/m<sup>2</sup> heat radiation.

If criteria E11.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10<sup>-6</sup>/year.

**~~E11.2~~ E10.2**

Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below:

**Dangerous Dose**

- a. For any hazard scenario involving the release of gases or vapours:
  - i. AEGL2 (60minutes) or if not available ERPG2;

|  |  |
|--|--|
|  | <p>ii. An oxygen content in air &lt;19.5% or &gt;23.5% at normal atmospheric pressure.</p> <p>b. For any hazard scenario involving fire or explosion:</p> <p>i. 7kPa overpressure;</p> <p>ii. 4.7kW/m<sup>2</sup> heat radiation.</p> <p>If criteria E11.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10<sup>-6</sup>/year.</p> <hr/> <p><b>E11.3 E10.3</b></p> <p>Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below:</p> <p>Dangerous Dose</p> <p>a. For any hazard scenario involving the release of gases or vapours:</p> <p>i. AEGL2 (60minutes) or if not available ERPG2;</p> <p>ii. An oxygen content in air &lt;19.5% or &gt;23.5% at normal atmospheric pressure.</p> <p>b. For any hazard scenario involving fire or explosion:</p> <p>i. 14kPa overpressure;</p> <p>ii. 12.6kW/m<sup>2</sup> heat radiation.</p> <p>If criteria E11.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10<sup>-6</sup>/year.</p> |
| <p><b>P012 P011</b></p> <p>Buildings and package stores containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.</p> | <p><b>E12 E11</b></p> <p>Buildings and package stores containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.</p>  |
| <p><b>P013 P012</b></p>  | <p><b>E13 E12</b></p>  |



|   |  |
|---|--|
| <p>Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including fire fighting media.</p>  | <p>Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.</p>  |
| <p><b>PO14 PO13</b></p> <p>Storage and handling areas, including manufacturing areas, containing hazardous chemicals in quantities greater than 2,500L or kg within a Local Government “flood hazard area” are located and designed in a manner to minimise the likelihood of inundation of flood waters from creeks, rivers, lakes or estuaries.</p> | <p><b>E14.1 E13.1</b></p> <p>The base of any tank with a WC &gt;2,500L or kg is higher than any relevant flood height level identified in an area’s flood hazard area. Alternatively:</p> <ol style="list-style-type: none"> <li>bulk tanks are anchored so they cannot float if submerged or inundated by water; and</li> <li>tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.</li> </ol> |
|   | <p><b>E14.2 E13.2</b></p> <p>The lowest point of any storage area for packages &gt;2,500L or kg is higher than any relevant flood height level identified in an area’s flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.</p>  |
| <p><b>Waste Treatment</b></p>   |  |
| <p><b>PO15 PO14</b></p> <p>Stormwater generated on-site is treated and disposed of in an acceptable manner to mitigate any impacts on soil, surface water or ground water quality. Development resulting in the degradation of soil, surface water or ground water quality is avoided.</p>  | <p><b>E15 E14</b></p> <p>All concentrated animal use areas (e.g. Sheds, pens, holding yards, stables, kennels and other animal enclosures) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.</p>  |
| <p><b>Noise</b></p>   |  |
| <p><b>PO16 PO15</b></p>   | <p>No example provided.</p>  |

|  |  |
|--|--|
| <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>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.</p> <p>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.</p>   |  |
| <p><b>PO17 PO16</b></p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <ol style="list-style-type: none"> <li>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);</li> <li>maintaining the amenity of the streetscape.</li> </ol> <p>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.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p> | <p><b>E17.1 E16.1</b></p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p><b>E17.2 E16.2</b></p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> <li>are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> <li>adjoining a motorway or rail line; or</li> <li>adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible.</li> </ol> </li> <li>do not remove existing or prevent future active transport routes or connections to the street network;</li> <li>are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</li> </ol> <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p> |
| <p><b>Clearing of Habitat Trees not within the Green network precinct</b></p>  |  |

~~Note – The following development is accepted development as noted in section 1.7.7 Accepted development:~~

~~Where located anywhere in the Caboolture West local plan area:~~

- ~~• Clearing of a habitat tree located within an approved development footprint;~~
- ~~• Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;~~
- ~~• Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;~~
- ~~• Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence;~~
- ~~• Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;~~
- ~~• Clearing of a habitat tree in accordance with an existing bushfire management plan previously accepted by Council;~~
- ~~• Clearing of a habitat tree associated with maintaining existing open pastures, windbreaks, lawns or created gardens.~~

~~Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from ground level is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning Scheme Policy – Environmental Areas and Corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970-2009 Protection of Trees on Development Sites – Appendix A.~~

#### **P018 P017**

- a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.
- b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.
- c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner.

Note - Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas

No example provided.

## Works criteria

### Utilities

#### **PO19 PO18**

All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in a manner that:

- a. is effective in delivery of service and meets reasonable community expectations;
- b. has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions;
- c. ensures a logical, sequential, efficient and integrated roll out of the service network;
- d. is conveniently accessible in the event of maintenance or repair;
- e. minimises whole of life cycle costs for that infrastructure;
- f. minimises risk of potential adverse impacts on the natural and built environment;
- g. minimises risk of potential adverse impact on amenity and character values;
- h. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.

#### **E19 E18**

Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).

### Access

#### **PO20**

~~Development provides functional and integrated car parking and vehicle access, that:~~

- ~~a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the~~

~~No example provided.~~

|  |  |
|--|--|
| <p><del>entrance to the building (e.g. Rear entry, arcade etc.);</del><br/> <del>b. provides safety and security of people and property at all times;</del><br/> <del>c. does not impede active transport options;</del><br/> <del>d. does not impact on the safe and efficient movement of traffic external to the site;</del><br/> <del>e. where possible vehicle access points are consolidated and shared with adjoining sites.</del></p> <p><del>Note – Refer to Planning scheme policy – Centre and neighbourhood hub design for details and examples.</del></p> |  |
| <p><b>P021 P019</b></p> <p>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.</p>   | <p>No example provided.</p>  |
| <p><b>P022 P020</b></p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> <li>the development of the road network in the area;</li> <li>the function or safety of the road network;</li> <li>the capacity of the road network.</li> </ol> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>   | <p><b>E22.1 E20.1</b></p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> |
|  | <p><b>E22.2 E20.2</b></p> <p>The development provides for the extension of the road network in the area in accordance with Council’s road network planning.</p>  |
|  | <p><b>E22.3 E20.3</b></p> <p>The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council’s road planning.</p>  |

|  |   |
|--|---|
|  | <p><b>E22.4 E20.4</b></p> <p>The development layout allows forward vehicular access to and from the site.</p>   |
| <p><b>PO23 PO21</b></p> <p>Safe access is provided for all vehicles required to access the site.</p> | <p><b>E23.1 E21.1</b></p> <p>Site access and driveways are designed, located and constructed in accordance with:</p> <ol style="list-style-type: none"> <li>a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> <li>i. Planning scheme policy - Integrated design;</li> </ol> </li> <li>b. where for a Council-controlled road and not associated with a Dwelling house: <ol style="list-style-type: none"> <li>i. AS/NZS 2890.1 Parking facilities Part 1: Off street car parking;</li> <li>ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> <li>iii. Planning scheme policy - Integrated design;</li> <li>iv. Schedule 8 - Service vehicle requirements;</li> </ol> </li> <li>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.</li> </ol> |
|  | <p><b>E23.2 E21.2</b></p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> <li>a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking;</li> <li>b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities;</li> </ol>   |

|   |  |
|---|--|
|   | <p>c. Planning scheme policy - Integrated design; and</p> <p>d. Schedule 8 - Service vehicle requirements.</p> <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p> <p><b>E23.3 E21.3</b></p> <p>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.</p> <p><b>E23.4 E21.4</b></p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p> |
| <p><b>P024 P022</b></p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p> | <p><b>E24 E22</b></p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p>  |
| <p><b>Street layout and design</b></p>  |  |
| <p><b>P025 P023</b></p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p>   | <p>No example provided.</p>  |

|   |   |
|---|---|
| <ul style="list-style-type: none"> <li>a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network;</li> <li>b. safe and convenient pedestrian and cycle movement;</li> <li>c. adequate on street parking;</li> <li>d. stormwater drainage paths and treatment facilities;</li> <li>e. efficient public transport routes;</li> <li>f. utility services location;</li> <li>g. emergency access and waste collection;</li> <li>h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences;</li> <li>i. expected traffic speeds and volumes; and</li> <li>j. wildlife movement (where relevant).</li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p> </div> |   |
| <p><b>P026 P024</b></p> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated</p> </div>  | <p><b>E26.1 E24.1</b></p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> |



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| <p>transport assessment to demonstrate compliance with this PO, when any of the following occurs:</p> <ul style="list-style-type: none"> <li>• Development is near a transport sensitive location;</li> <li>• 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;</li> <li>• Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection;</li> <li>• Residential development greater than 50 lots or dwellings;</li> <li>• Offices greater than 4,000m<sup>2</sup> Gross Floor Area (GFA);</li> <li>• Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m<sup>2</sup> GFA;</li> <li>• Warehouses<sup>(88)</sup> greater than 6,000m<sup>2</sup> GFA;</li> <li>• On-site carpark greater than 100 spaces.</li> </ul> <p>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.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p> | <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p><b>E26.2 E24.2</b></p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at upgraded road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p><b>E26.3 E24.3</b></p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p> |
| <p><b>P027 P025</b></p> <p>New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>  | <p><b>E27 E25</b></p> <p>New intersection spacing (centreline – centreline) along a through road conforms with the following:</p>  |

Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards.

Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.

- a. Where the through road provides an access or collector function:
  - i. intersecting road located on same side = 100 metres;
  - ii. intersecting road located on opposite side = 50 metres
- b. Where the through road provides a sub-arterial function:
  - i. intersecting road located on same side = 300 metres;
  - ii. intersecting road located on opposite side = 150 metres.
- c. When the through road provides an arterial function:
  - i. intersecting road located on the same side = 500 metres;
  - ii. intersecting road located on opposite side = 250 metres.
- d. Walkable block perimeter does not exceed 1500 metres.

Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.

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

Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this E. Intersection spacing will be determined based on the deceleration and queue storage distance required for the intersection after considering vehicle speed and present/forecast turning and through volumes.

**P028 P026**

All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedure. All new works are extended to join any existing works within 20m.

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

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

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

Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

**E28 E26**

Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:

| Situation  | Minimum construction   |
|--|--|
| <p>Frontage road unconstructed or gravel road only;</p> <p>OR</p> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> | <p>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> <li>• 6m for minor roads;</li> <li>• 7m for major roads.</li> </ul> |
| <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p>   |  |
| <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p>  |  |
| <p>Note - Alignment within road reserves is to be agreed with Council.</p>   |  |

Note - \*Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

## Stormwater

### **P029 P027**

Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.

### **E29.1 E27.1**

The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.

### **E29.2 E27.2**

Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.

### **E29.3 E27.3**

Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.

### **P030 P028**

Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.

### **E30.1 E28.1**

The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.

### **E30.2 E28.2**

The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.

### **E30.3 E28.3**

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|  | <p>Overland flow paths (for any storm even) from newly constructed roads and public open space areas do not pass through the development footprint.</p> <p><b>E30.4 E28.4</b></p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p> |
| <p><b>P031 P029</b></p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>   | <p><b>E31 E29</b></p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>   |
| <p><b>P032 P030</b></p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>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</p> | <p>No example provided.</p>  |

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| <p>stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>  |  |
| <p><b>P033 P031</b></p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>   | <p>No example provided.</p>  |
| <p><b>P034 P032</b></p> <p>Where development:</p> <ol style="list-style-type: none"> <li>is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>will result in: <ol style="list-style-type: none"> <li>6 or more dwellings; or</li> <li>an impervious area greater than 25% of the net developable area,</li> </ol> </li> </ol> <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</p> | <p>No example provided.</p>  |
| <p><b>P035 P033</b></p> <p>Stormwater drainage pipes and structures through or within private land (including inter-</p>  | <p><b>E35 E33</b></p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention</p> |

allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.

Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.

systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:

| Pipe Diameter   | Minimum Easement Width (excluding access requirements)                                  |
|---|---|
| Stormwater pipe up to 825mm diameter  | 3.0m  |
| Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter  | 4.0m  |
| Stormwater pipe greater than 825mm diameter   | Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side) |
| Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system. |   |
| Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.                         |   |

**P036 P034**

Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.

No example provided.

**P037 P035**

Council is provided with accurate representations of the completed stormwater management works within residential developments.

**E37 E35**

"As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided.

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|   | <p>Note - Documentation is to include:</p> <ul style="list-style-type: none"> <li>a. photographic evidence and inspection date of the installation of approved underdrainage;</li> <li>b. copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan;</li> <li>c. date of the final inspection.</li> </ul>  |
| <b>Site works and construction management</b>   |   |
| <p><b>PO38 PO36</b></p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>  | <p>No example provided.</p>   |
| <p><b>PO39 PO37</b></p> <p>All works on-site are managed to:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. minimise as far as possible, impacts on the natural environment;</li> <li>c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises;</li> <li>d. avoid adverse impacts on street streets and their critical root zone.</li> </ul> | <p><b>E39.1 E37.1</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;</li> <li>b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind;</li> <li>c. stormwater discharge rates do not exceed pre-existing conditions;</li> <li>d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</li> <li>e. ponding or concentration of stormwater does not occur on adjoining properties.</li> </ul> |



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|  | <p><b>E39.2 E37.2</b></p> <p>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.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p><b>E39.3 E37.3</b></p> <p>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.</p> <p><b>E39.4 E37.4</b></p> <p>Existing street trees are protected and not damaged during works.</p> <p>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.</p> |
| <p><b>P040 P038</b></p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>  | <p><b>E40 E38</b></p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>  |
| <p><b>P041 P039</b></p> <p>All development works including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> | <p><b>E41.1 E39.1</b></p> <p>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.</p> <p><b>E41.2 E39.2</b></p> <p>All contractor car parking is either provided on the development site, or on an alternative</p>  |

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| <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> <li>the aggregate volume of imported or exported material is greater than 1000m<sup>3</sup>; or</li> <li>the aggregate volume of imported or exported material is greater than 200m<sup>3</sup> per day; or</li> <li>the proposed haulage route involves a vulnerable land use or shopping centre.</li> </ol> | <p>site in the general locality which has been set aside for car parking. Contractor vehicles are generally not to be parked in existing roads.</p>  |
| <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p>   | <p><b>E41.3 E39.3</b></p> <p>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.</p>  |
| <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>   | <p><b>E41.4 E39.4</b></p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>   |
|   | <p><b>E41.5 E39.5</b></p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> |
|   | <p><b>E41.6 E39.6</b></p> <p>Access to the development site is obtained via an existing lawful access point.</p>   |

**P042 P040**

All disturbed areas are to be progressively stabilised and the entire site rehabilitated and substantially stabilised at the completion of construction.

Note - Refer to Planning scheme policy - Integrated design for details and examples.

**E42 E40**

At completion of construction all disturbed areas of the site are to be:

- a. topsoiled with a minimum compacted thickness of fifty (50) millimetres;
- b. stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques.

Note - These areas are to be maintained during any maintenance period to maximise grass coverage.

**P043 P041**

Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.

Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An Erosion and Sediment Control Plan is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).

**E43 E41**

Soil disturbances are staged into manageable areas of not greater than 3.5 ha.

**P044 P042**

The clearing of vegetation on-site:

- a. is limited to the area of infrastructure works, buildings areas and other necessary areas for the works;
- b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land;
- c. is disposed of in a manner which minimises nuisance and annoyance to existing premises.

Note - No burning of cleared vegetation is permitted.

**E44.1 E42.1**

All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.

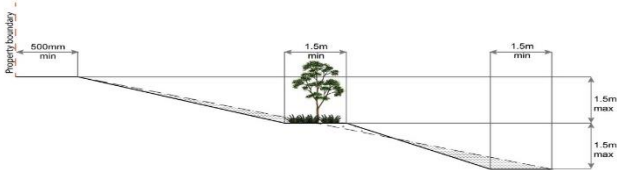
Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.

**E44.2 E42.2**

Disposal of materials is managed in one or more of the following ways:

- a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or
- b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.

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|   | Note - The chipped vegetation must be stored in an approved location.  |
| <p><b>P045 P043</b></p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>  | <p><b>E45.1 E43</b></p> <p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> <li>Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</li> <li>no work is to be carried out on Sundays or public holidays.</li> </ol> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p> |
| <p><b>P046 P044</b></p> <p>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.</p>  | No example provided.   |
| <b>Earthworks</b>   |  |
| <p><b>P047 P045</b></p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ol style="list-style-type: none"> <li>the natural topographical features of the site;</li> <li>short and long-term slope stability;</li> <li>soft or compressible foundation soils;</li> <li>reactive soils;</li> <li>low density or potentially collapsing soils;</li> <li>existing fills and soil contamination that may exist on-site;</li> <li>the stability and maintenance of steep slopes and batters;</li> </ol> | <p><b>E47.1 E45.1</b></p> <p>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.</p> <p><b>E47.2 E45.2</b></p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p><b>E47.3 E45.3</b></p>   |

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| <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential)</p>  | <p>All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.</p> <p><b>E47.4 E45.4</b></p> <p>All filling or excavation is contained within the site and is free draining.</p> <p><b>E47.5 E45.5</b></p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> <li>limited to that area necessary for the approved use;</li> <li>clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</li> </ol> <p><b>E47.6 E45.6</b></p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p><b>E47.7 E45.7</b></p> <p>Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p> |
| <p><b>P048 PO46</b></p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p> | <p><b>E48 E46</b></p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p><b>Figure - Embankment</b>(<a href="#">Popup full image</a>)</p>  <p>The diagram illustrates a cross-section of an embankment. It features a stepped profile with a top width of 1.5m. The slope is defined by a 1.5m vertical rise and a 1.5m horizontal run. The base width is 500mm. A tree is shown on the embankment, and the entire structure is labeled as being within the 'Property boundary'.</p>   |

**P049 P047**

Filling or excavation is undertaken in a manner that:

- a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;
- b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes.

Note - Public sector entity is defined in Schedule 2 of the Act.

**E49.1 E47.1**

No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.

Note - Public sector entity is defined in Schedule 2 of the Act.

**E49.2 E47.2**

Earthworks that would result in any of the following are not carried out on-site:

- a. a reduction in cover over the Council or public sector entity maintained service to less than 600mm;
- b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken; and
- c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.

Note - Public sector entity is defined in Schedule 2 of the Act.

Note - All building work covered by QDC MP1.4 is excluded from this provision.

**P050 P048**

Filling or excavation does not cause any adverse impacts on utility services or on-site effluent disposal areas.

**E50.1 E48.1**

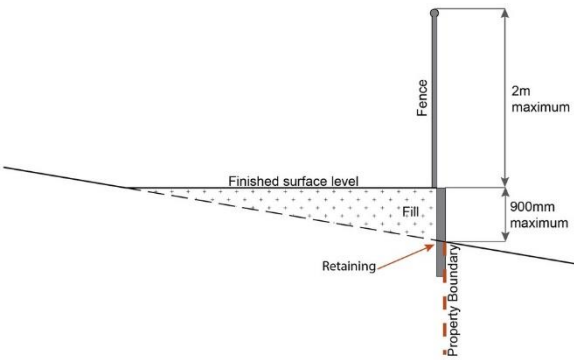
The area subject to filling or excavation does not contain any utility services.

**E50.2 E48.2**

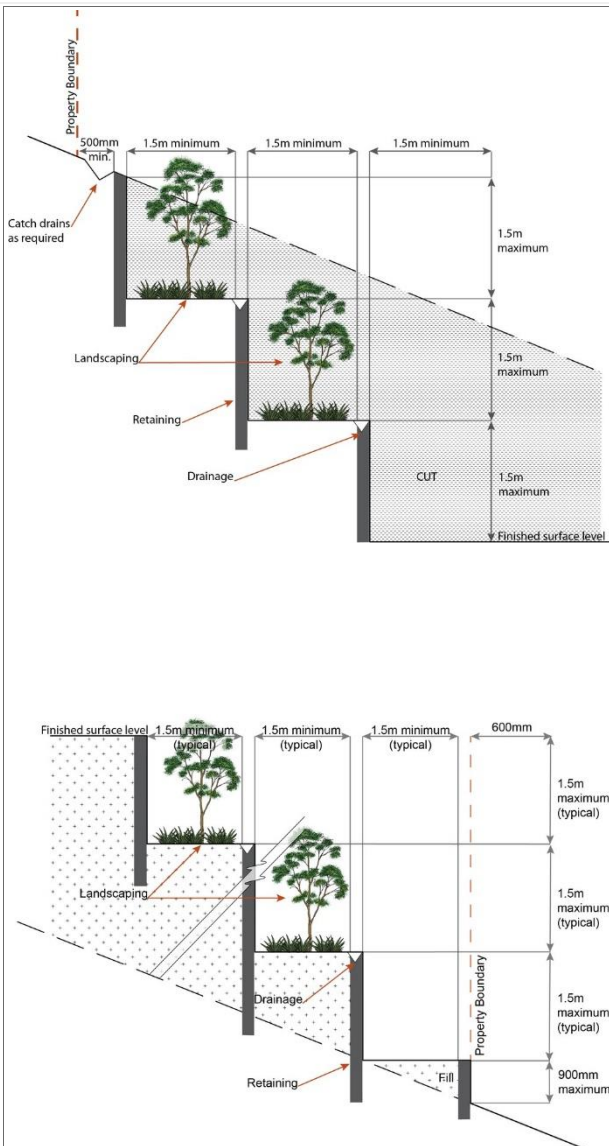
The distance between the top water level of a private dam and the irrigation area of a household sewage treatment plant (secondary treatment) is 30.0 metres.

**E50.3 E48.3**

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|  | <p>The distance between the top water level of a private dam and the irrigation area of a septic trench (primary treatment) is 50.0 metres.</p> <p>Note - Refer to the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2017 where contained within water resource area and water supply buffer area.</p> |
| <p><b>PO51 PO49</b></p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>   | <p>No example provided.</p>   |
| <p><b>PO52 PO50</b></p> <p>Filling or excavation does not result in</p> <ol style="list-style-type: none"> <li>adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway;</li> <li>increased flood inundation outside the site;</li> <li>any reduction in the flood storage capacity in the floodway;</li> <li>any clearing of native vegetation.</li> </ol> <p>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..</p> | <p>No example provided.</p>   |
| <p><b>PO53 PO51</b></p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>  | <p><b>E53 E52</b></p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> <li>prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the</li> </ol>   |

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|   | <p>development site, from entering the land; or</p> <ul style="list-style-type: none"> <li>b. redirect stormwater surface flow away from existing flow paths; or</li> <li>c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ul style="list-style-type: none"> <li>i. concentrates the flow; or</li> <li>ii. increases the flow rate of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or</li> <li>iii. causes actionable nuisance to any person, property or premises.</li> </ul> </li> </ul>  |
| <p><b>PO54 PO52</b></p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p> </div> | <p><b>E54 E52</b></p> <p>Earth retaining structures:</p> <ul style="list-style-type: none"> <li>a. are not constructed of boulder rocks or timber;</li> <li>b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;</li> </ul> <div style="text-align: center; margin: 20px 0;">  </div> <ul style="list-style-type: none"> <li>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;</li> <li>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.</li> </ul> |





## 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<sup>(84)</sup> with accommodation in the form of caravans or tents; or
  - iv. material change of use for outdoor sales<sup>(54)</sup>, 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.

## **PO55 PO53**

Development incorporates a fire fighting system that:

- a. satisfies the reasonable needs of the fire fighting entity for the area;
- b. is appropriate for the size, shape and topography of the development and its surrounds;
- c. is compatible with the operational equipment available to the fire fighting entity for the area;
- d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another;
- e. considers the fire hazard inherent in the surrounds to the development site;
- f. is maintained in effective operating order.

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.

## **E55.1 E53.1**

External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*.

Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:

- a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks<sup>(84)</sup> 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<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, 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.

## **E55.2 E53.2**

A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:

- a. an unobstructed width of no less than 3.5m;
- b. an unobstructed height of no less than 4.8m;
- c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;

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|   | <p>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</p> <p><b>E55.3 E53.3</b></p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>  |
| <p><b>PO56 PO54</b></p> <p>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.</p> | <p><b>E56 E54</b></p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ol style="list-style-type: none"> <li>those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> <li>the overall layout of the development (to scale);</li> <li>internal road names (where used);</li> <li>all communal facilities (where provided);</li> <li>the reception area and on-site manager's office (where provided);</li> <li>external hydrants and hydrant booster points;</li> <li>physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</li> </ol> </li> </ol> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> <li>in a form;</li> <li>of a size;</li> <li>illuminated to a level;</li> </ol> </div> |

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|   | <p>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.</p>  |
| <p><b>PO57 PO55</b></p> <p>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.</p>  | <p><b>E57 E55</b></p> <p>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 <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p> |
| <p><b>Use specific criteria</b></p>   |   |
| <p><b>Animal keeping for catteries and kennels</b></p>  |   |
| <p><b>PO58</b></p> <p>Development for a cattery and kennel ensures that:</p> <ul style="list-style-type: none"> <li>a. <del>it is a size, scale and design not visually dominant, overbearing or inconsistent with detached, low density, low built form rural character of the area;</del></li> <li>b. <del>it is sufficiently landscaped, fenced and screened to reduce the visual appearance of buildings, structures, storage and parking areas;</del></li> <li>c. <del>design, siting and construction prevents animal noise from being clearly audible beyond the development site and does not create a disturbance to residents on adjoining and surrounding properties;</del></li> <li>d. <del>all building, including runs, are located a minimum 400m from all property boundaries;</del></li> </ul> | <p><del>No example provided.</del></p>  |

~~e. fencing of sufficient height and depth, being a minimum height of 1.8m and minimum depth of 0.2m, is provided to prevent animals escaping.~~

## Dwelling house - Secondary dwelling

### **PO59 PO56**

Secondary dwellings:

- are subordinate and ancillary to the primary dwelling in size and function;
- are not larger than 100m<sup>2</sup> GFA;
- have the appearance, bulk and scale of a single dwelling from the street;
- maintain sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the Dwelling house<sup>(22)</sup> on-site.

### **E56.1**

The siting and design of dwellings ensures that the secondary dwelling is:

- not located in front of the primary dwelling;
- annexed to (adjoining, below or above) or located within 50m of the primary dwelling (excluding domestic outbuildings);
- accessed from the existing driveway giving access to the dwelling house.

Note - The requirements to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding the domestic outbuildings) to the outermost projection of the Secondary dwelling.

~~No example provided.~~

### **E56.2**

No more than 1 secondary dwelling is located on an allotment.

### **E56.3**

The GFA of the secondary dwelling does not exceed 100m<sup>2</sup>.

## Dwelling house - Domestic outbuildings

### **PO60 PO57**

Domestic outbuildings and car ports are:

- of a height that does not negatively impact the visual amenity of adjoining properties;

### **E60 E57**

Domestic outbuildings:

- have a combined maximum roofed area as outlined in the table below:

| Size of lot | Max. Roofed Area |
|-------------|------------------|
|-------------|------------------|

|   |   |                   |
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| b. located on-site to not dominate the streetscape. | Less than 600m <sup>2</sup>   | 50m <sup>2</sup>  |
|   | 600m <sup>2</sup> - 1000m <sup>2</sup>  | 70m <sup>2</sup>  |
|   | >1000m <sup>2</sup> - 2000m <sup>2</sup>  | 80m <sup>2</sup>  |
|   | Greater than 2000m <sup>2</sup>   | 150m <sup>2</sup> |
|   | b. have a maximum building height of 4m and a mean height not exceeding 3.5m;<br>c. are located within the main building line and not within primary or secondary frontage.<br><br>No example provided. |                   |

### **~~Educational establishment for agricultural education or agricultural training facilities~~**

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| <b><del>P061</del></b><br>An Educational establishment <sup>(24)</sup> :<br>a. <del>is for the purpose of agricultural education or agricultural training training only;</del><br>b. <del>is limited in size and scale and do not have adverse impacts on the low-set built form, low density, open area character and amenity of the area, including considerations to the impact of noise, traffic, and on-site waste disposal;</del><br>c. <del>avoids locating in area of high quality cropping<sup>(19)</sup> land;</del><br>d. <del>avoids establishing on land subject to a flooding risk, or where avoidance is not possible, identify measures to be taken mitigate any potential risk to property and life;</del><br>e. <del>ensures vehicle parking and storage areas are to be screened from public view to minimise adverse visual impacts on rural character;</del><br>f. <del>does not degrade or compromise the visual, natural, biological and ecological values associated with vegetated areas or adversely impact upon water quality;</del> | No example provided. |
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~~g. does not adversely impact on the safe and efficient operation of the external road network.~~

## Home based business<sup>(35)</sup>

### PO62 PO58

The Home based business(s)<sup>(35)</sup>:

- a. is subordinate in size and function to the primary use on the site being a permanent residence;
- b. are of a scale and intensity that does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings;
- c. store no more heavy vehicles, trailer and motor vehicles on-site than follows:
  - i. 1 heavy vehicle;
  - ii. 1 trailer;
  - iii. Up to 3 motor vehicles.
- d. results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding low density, low built form and open area character and amenity anticipated in the area;
- e. are suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised;
- f. sufficiently separated from adjoining properties so development does not result in adverse visual, noise, or nuisance impacts on adjoining residents.

### E62.1 E58.1

The Home based business(s)<sup>(35)</sup>, including any storage, are fully enclosed within a dwelling or on-site structure.

### E62.2 E58.2

Up to 2 additional non-resident, either employees or customers, are permitted on the site at any one time, except where involving the use of heavy vehicles, where no employees are permitted.

Note - This provision does not apply to Bed and Breakfast or farmstay business.

### E62.3 E58.3

The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows:

- a. 1 heavy vehicle;
- b. 1 trailer;
- c. Up to 3 motor vehicles.

Note - The car parking provision associated with the Dwelling house<sup>(22)</sup> is in addition to this requirement.

Note - The number of motor vehicles stated is in addition to motor vehicles associated with a Dwelling house<sup>(22)</sup>.

### E62.4 E58.4

Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), fence(s) or a combination at least 1.8m in height along the length of those areas.

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|   | <p>Note - Planting for screening is to have a minimum depth of 3m.</p> <p><del>E62.5</del> <b>E58.5</b></p> <p>Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.</p> <p><b>E58.6</b></p> <p>The maximum total use area is 100m<sup>2</sup>.</p>   |
| <p><del>P063</del> <b>P059</b></p> <p>The hours of operation for Home based business(s)<sup>(35)</sup> are managed so that the activity does not adversely impact on the low intensity character and amenity anticipated in the area.</p>   | <p><del>E63</del> <b>E59</b></p> <p>Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday and are not open to the public on Sundays, Christmas Day, Good Friday or Anzac Day, except for:</p> <ol style="list-style-type: none"> <li>bed and breakfast or farm stay business which may operate on a 24 hour basis;</li> <li>office or administrative activities that do not generate non-residents visiting the site such as book keeping and computer work;</li> <li>starting and warming up of heavy vehicles, which can commence at 7.00am.</li> </ol> |
| <p><del>P064</del> <b>P060</b></p> <p>The Home based business(s)<sup>(35)</sup> does not result in:</p> <ol style="list-style-type: none"> <li>an adverse visual, odour, particle drift or noise nuisance impact on the residents in adjoining or nearby dwellings;</li> <li>an adverse impact upon the low intensity and open area character and amenity anticipated in the locality;</li> </ol> | <p><del>E64.1</del> <b>E60.1</b></p> <p>The use does not involve heavy vehicle servicing or major repairs, including spray painting or panel.</p> <p><del>E64.2</del> <b>E60.2</b></p> <p>Home based business(s)<sup>(35)</sup> do not comprise an environmentally relevant activity (ERA) as defined in the Environmental Protection Regulation 2008.</p>   |



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| <p>c. the establishment of vehicle servicing or major repairs, spray painting, panel beating or any environmentally relevant activity (ERA).</p>  | <p><b>E64.3 E60.3</b></p> <p>Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.</p> <p>Note - Nuisance is defined in the Environmental Protection Act 1994.</p>  |
| <p><b>PO65 PO61</b></p> <p>On-site display and sales of goods is limited to the activities being undertaken from the site and does not result in:</p> <ul style="list-style-type: none"> <li>a. the display and sale of goods being viewed from outside of the site;</li> <li>b. overall development on the site having a predominantly commercial appearance.</li> </ul>           | <p><b>E65.1 E61.1</b></p> <p>Only goods grown, produced or manufactured on-site are sold from the site.</p> <p><b>E65.2 E61.2</b></p> <p>Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from the boundary of the site.</p>  |
| <p><b>PO66 PO62</b></p> <p>Bed and breakfast and farmstays are of a size and scale that:</p> <ul style="list-style-type: none"> <li>a. are consistent with the low intensity, open area character and amenity of the rural residential area;</li> <li>b. ensures acceptable levels of privacy and amenity for the residents in adjoining or nearby dwellings.</li> </ul>            | <p><b>E66 E62</b></p> <p>For bed and breakfast and farmstays-</p> <ul style="list-style-type: none"> <li>a. Short-term accommodation<sup>(77)</sup> is provided in the Dwelling house<sup>(22)</sup> of the accommodation operator;</li> <li>b. maximum 4 bedrooms are provided for a maximum of 10 guests;</li> <li>c. meals are served to paying guests only;</li> <li>d. rooms do not contain food preparation facilities.</li> </ul> |
| <p><b>Major electricity infrastructure, Substation and Utility installation</b></p>   |  |
| <p><b>PO67 PO63</b></p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> <li>a. high quality design and construction;</li> <li>b. visually integrated with the surrounding area;</li> <li>c. not visually dominant or intrusive;</li> <li>d. located behind the main building line;</li> </ul> | <p><b>E67.1 E63.1</b></p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <ul style="list-style-type: none"> <li>a. are enclosed within buildings or structures;</li> <li>b. are located behind the main building line;</li> <li>c. have a similar height, bulk and scale to the surrounding fabric;</li> </ul>                         |

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| <ul style="list-style-type: none"> <li>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>f. camouflaged through the use of colours and materials which blend into the landscape;</li> <li>g. treated to eliminate glare and reflectivity;</li> <li>h. landscaped;</li> <li>i. otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ul>                         | <p>d. have horizontal and vertical articulation applied to all exterior walls.</p> <p><b>E67.2 E63.2</b></p> <p>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.</p>   |
| <p><b>PO68 PO64</b></p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>  | <p><b>E68 E64</b></p> <p>Access control arrangements:</p> <ul style="list-style-type: none"> <li>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</li> <li>b. minimise the number and width of crossovers and entry points;</li> <li>c. provide safe vehicular access to the site;</li> <li>d. do not utilise barbed wire or razor wire.</li> </ul> |
| <p><b>PO69 PO65</b></p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <ul style="list-style-type: none"> <li>a. generates no audible sound at the site boundaries where in a residential setting; or</li> <li>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</li> </ul>   | <p><b>E69 E65</b></p> <p>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.</p>   |
| <p><b>Non-resident workforce accommodation<sup>(52)</sup></b></p>   |   |
| <p><b>PO70 PO66</b></p> <p>Development associated with Non-resident workforce accommodation<sup>(52)</sup>:</p> <ul style="list-style-type: none"> <li>a. provides accommodation for rural workers only and is not advertised or used for the purpose of accommodating general travellers or tourists;</li> <li>b. is not, or does not act, as a permanent place of residence for persons where a typical period of time does not exceed 3 consecutive months;</li> </ul> | <p>No example provided.</p>   |

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| <ul style="list-style-type: none"> <li>c. is of a size, scale, intensity and design that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residents;</li> <li>d. is of a size, scale, intensity and design that is consistent with the low intensity, low-set built form and open area character and amenity anticipated for the area;</li> <li>e. provides suitable open space, buildings and facilities that meet the recreational, social and amenity needs of people staying on-site;</li> <li>f. provides landscape buffer along adjoining property boundaries to fully screen activities occurring on the site.</li> </ul> |   |
| <b>Roadside stall<sup>(68)</sup></b>  |   |
| <p><b>PO71 PO67</b></p> <p>A Roadside stall<sup>(68)</sup>:</p> <ul style="list-style-type: none"> <li>a. comprises only one Roadside stall<sup>(68)</sup> per property;</li> <li>b. only offers goods grown, produced or manufactured on the site;</li> <li>c. is of a size and in a location that will not result in nuisance, or have a significant adverse impact on the amenity, for residents on adjoining and surrounding properties;</li> <li>d. is designed and located to ensure safe and accessible access, egress and on-site parking and not negatively impact the road network.</li> </ul>  | <p><b>E71.1 E67.1</b></p> <p>For a Roadside stall<sup>(68)</sup>:</p> <ul style="list-style-type: none"> <li>a. no more than one Roadside stall<sup>(68)</sup> per property;</li> <li>b. goods offered for sale are only goods grown, produced or manufactured on the site;</li> <li>c. the maximum area associated with a Roadside stall<sup>(68)</sup>, including any larger separate items displayed for sale, does not exceed 20m<sup>2</sup>.</li> </ul><br><p><b>E71.2 E67.2</b></p> <p>Roadside stall<sup>(68)</sup>:</p> <ul style="list-style-type: none"> <li>a. obtains vehicle access from a road classified as an arterial or sub-arterial;</li> <li>b. provide car parking for 2 vehicles off the road carriage and located on the property;</li> <li>c. is located no closer than 100m from an intersection.</li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note - Refer to Overlay map - Road hierarchy for road classification.</p> </div> |

| Rural industry <sup>(70)</sup>   |  |
|--|--|
| <b>PO72 PO68</b><br>Rural industry <sup>(70)</sup> : <ul style="list-style-type: none"> <li>a. adopt construction materials and use of colour for buildings and structures are visually compatible with the rural residential character and amenity;</li> <li>b. is of a size, scale and design that is not visually dominant, overbearing and inconsistent with the low intensity built form and open area character and amenity of the rural residential environment.</li> </ul> | No example provided.   |
| Sales office <sup>(72)</sup>   |  |
| <b>PO73 PO69</b><br>Sales office <sup>(72)</sup> remain temporary in duration and retain a physical connection to land or building being displayed or sold.  | <b>E73 E69</b><br>Development is carried out for no longer than 2 years.   |
| Telecommunications facility <sup>(81)</sup>  |  |
| <p><del>Editor's note – In accordance with the Federal legislation Telecommunications facilities<sup>(81)</sup> 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.</del></p>                       |  |
| <b>PO74</b><br><del>Telecommunications facilities<sup>(81)</sup> are co-located with existing telecommunications facilities<sup>(81)</sup>, Utility installation<sup>(86)</sup>, Major electricity infrastructure<sup>(43)</sup> or Substation<sup>(80)</sup> if there is already a facility in the same coverage area.</del>  | <b>E74.1</b><br><del>New telecommunication facilities<sup>(81)</sup> are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</del> |
|  | <b>E74.2</b><br><del>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.</del>  |
| <b>PO75</b>  | <b>E75</b>   |

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|--|--|
| <p>A new Telecommunications facility<sup>(81)</sup> 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.</p>   | <p>A minimum area of 45m<sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.</p>  |
| <p><b>P076</b></p> <p>Telecommunications facilities<sup>(81)</sup> do not conflict with lawful existing land uses both on and adjoining the site.</p>  | <p><b>E76</b></p> <p>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.</p>   |
| <p><b>P077</b></p> <p>The Telecommunications facility<sup>(81)</sup> does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> <li>a. high quality design and construction;</li> <li>b. visually integrated with the surrounding area;</li> <li>c. not visually dominant or intrusive;</li> <li>d. located behind the main building line;</li> <li>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>f. camouflaged through the use of colours and materials which blend into the landscape;</li> <li>g. treated to eliminate glare and reflectivity;</li> <li>h. landscaped;</li> <li>i. otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ul> | <p><b>E77.1</b></p> <p>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.</p>   |
|  | <p><b>E77.2</b></p> <p>In all other areas towers do not exceed 35m in height.</p>  |
|  | <p><b>E77.3</b></p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> <li>a. reduce recognition in the landscape;</li> <li>b. reduce glare and reflectivity.</li> </ul>  |
|  | <p><b>E77.4</b></p> <p>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.</p> <p>Where there is no established building line the facility is located at the rear of the site.</p> |
|  | <p><b>E77.5</b></p>  |

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|   | <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p><b>E77.6</b></p> <p>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.</p> <p>Note – Landscaping is provided in accordance with Planning scheme policy – Integrated design.</p> <p>Note – Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy – Integrated design.</p> |
| <p><b>P078</b></p> <p>Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.</p>  | <p><b>E78</b></p> <p>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.</p>   |
| <p><b>P079</b></p> <p>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.</p>   | <p><b>E79</b></p> <p>All equipment comprising the Telecommunications facility<sup>(81)</sup> 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.</p>   |
| <p><b>Wholesale nursery<sup>(89)</sup></b></p>  |  |
| <p><b>P080 P070</b></p> <p>Buildings and activities associated with a Wholesale nursery<sup>(89)</sup>:</p> <ol style="list-style-type: none"> <li>ensure the propagation of plants, whether or not in the open, occur without loss of amenity to adjacent properties;</li> <li>do not result in any form of environmental degradation, including, but not limited to, soil degradation,</li> </ol> | <p>No example provided.</p>  |

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| <p>pollution of natural water courses and introduction of exotic plant species into the natural on-site or adjoining flora;</p> <p>c. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas;</p> <p>d. have vehicle access from a road classified as a arterial or sub-arterial.</p> <p>Note - Refer to Overlay map - Road hierarchy for road classification.</p>   |                             |
| <b>Veterinary services<sup>(87)</sup></b>   |                             |
| <p><b>P081 P071</b></p> <p>Buildings and activities associated with Veterinary services<sup>(87)</sup>:</p> <p>a. are for veterinary care, surgery and treatment of animals only;</p> <p>b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas;</p> <p>c. have vehicle access from a road classified as a arterial or sub-arterial.</p> <p>Note - Refer to Overlay map - Road hierarchy for road classification.</p> | <p>No example provided.</p> |
| <b>Winery<sup>(90)</sup></b>  |                             |
| <p><b>P082 P072</b></p> <p>Buildings and activities associated with Winery<sup>(90)</sup>:</p> <p>a. are for a Winery<sup>(90)</sup> and ancillary activities only. Uses not affiliated with Winery<sup>(90)</sup> activities, or the sale of products produced or manufactured on-site, are avoided;</p> <p>b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas;</p>  | <p>No example provided.</p> |

- c. have vehicle access from a road classified as a arterial or sub-arterial.

Note - Refer to Overlay map - Road hierarchy for road classification.

### Values and constraints criteria

Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan ~~(or similar in the case of Landslide hazard)~~ or conditions of approval) the identified value or constraint under this planning scheme.

### Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)

Note - To demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer. Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils.

#### **PO83 PO73**

Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:

- is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment;
- protects the environmental and ecological values and health of receiving waters;
- protects buildings and infrastructure from the effects of acid sulfate soils.

#### **E83 E73**

Development does not involve:

- excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below than 5m Australian Height datum AHD; or
- filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

### Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)

Note - To demonstrate achievement of the performance outcomes, a bushfire management plan is prepared by a suitably qualified person. Guidance for the preparation of a bushfire management plan is provided in Planning scheme policy – Bushfire prone areas.



**P084 P074****Development:**

- a. minimises the number of buildings and people working and living on a site exposed to bushfire risk;
- b. ensures the protection of life during the passage of a fire front;
- c. is located and designed to increase the chance of survival of buildings and structures during a bushfire;
- d. minimises bushfire risk from build up of fuels around buildings and structures.

**E84 E74**

Buildings and structures have contained within the site:

- a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater;
- b. A separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater;
- c. A separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures;
- d. An area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and
- e. An access path suitable for use by a standard fire fighting 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%:
  - i. To, and around, each building and other roofed structure; and
  - ii. To each fire fighting water supply extraction point.

Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959.

**P085 P075**

Development and associated driveways and access ways:

- a. avoid potential for entrapment during a bushfire;

**E85 E75**

A length of driveway:

- a. to a road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road;

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| <ul style="list-style-type: none"> <li>b. ensure safe and effective access for emergency services during a bushfire;</li> <li>c. enable safe evacuation for occupants of a site during a bushfire.</li> </ul>                         | <ul style="list-style-type: none"> <li>b. has a maximum gradient no greater than 12.5%;</li> <li>c. have a minimum width of 3.5m;</li> <li>d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.</li> </ul>  |
| <p><b>P086 P076</b></p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>  | <p><b>E86 E76</b></p> <ul style="list-style-type: none"> <li>a. A reticulated water supply is provided by a distributor 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.</li> <li>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.</li> <li>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.</li> <li>d. Where a tank is the nominated on-site fire fighting water storage source, it includes: <ul style="list-style-type: none"> <li>i. a hardstand area allowing medium rigid vehicles (15 tonne fire appliance) access within 6m of the tank;</li> <li>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.</li> </ul> </li> </ul> |
| <p><b>P087 P077</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. does not present unacceptable risk to people or environment due to the impact of bushfire on dangerous goods or combustible liquids;</li> </ul> | <p><b>E87 E77</b></p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>  |

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| <p>b. does not present danger or difficulty to emergency services for emergency response or evacuation.</p> <p>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.</p>   |  |
| <p><b>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</b></p> <p>Note - To assist in demonstrating achievement of heritage performance outcomes, a heritage impact assessment report prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter.</p> <p>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.</p> |  |
| <p><b>PQ88 PO78</b></p> <p>Development will:</p> <ol style="list-style-type: none"> <li>not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building;</li> <li>protect the fabric and setting of the heritage site, object or building;</li> <li>be consistent with the form, scale and style of the heritage site, object or building;</li> <li>utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes;</li> <li>incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building;</li> <li>retain public access where this is currently provided.</li> </ol>  | <p><b>E88 E78</b></p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>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.</p> |
| <p><b>Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)</b></p>  |  |
| <p><b>PQ89 PO79</b></p>   | <p><b>E89 E79</b></p>  |

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| <p>Development within a High voltage electricity line buffer:</p> <ol style="list-style-type: none"> <li>is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields;</li> <li>is located and designed in a manner that maintains a high level of security of supply;</li> <li>is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.</li> </ol>  | <p>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.</p> |
| <p><b>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</b></p>   |  |
| <p>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.</p>   |  |
| <p><b>PO90 PO80</b></p> <p>Development:</p> <ol style="list-style-type: none"> <li>minimises the risk to persons from overland flow;</li> <li>does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.</li> </ol>  | <p>No example provided.</p>  |
| <p><b>PO91 PO81</b></p> <p>Development:</p> <ol style="list-style-type: none"> <li>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;</li> <li>does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</li> </ol> <p>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.</p> | <p>No example provided.</p>  |

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| <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>  |  |
| <p><b>PO92 PO82</b></p> <p>Development does not:</p> <ol style="list-style-type: none"> <li>directly, indirectly or cumulatively cause any increase in overland flow velocity or level;</li> <li>increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.</li> </ol> <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p> | <p>No example provided.</p>  |
| <p><b>PO93 PO83</b></p> <p>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.</p>  | <p><b>E93 E83</b></p> <p>Development ensures that a hazardous chemical is not located or stored in an Overland flow path area.</p> <p>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.</p> |
| <p><b>PO94 PO84</b></p> <p>Development <del>which is not in a Rural zone</del> ensures that overland flow is not conveyed from a road or public open space onto a private lot.</p>  | <p><b>E94 E84</b></p> <p>Development <del>which is not in a Rural zone</del> ensures <del>that an</del> 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.</p>   |
| <p><b>PO95 PO85</b></p> <p>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.</p>   | <p><b>E95.1 E85.1</b></p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ol style="list-style-type: none"> <li>Urban area – Level III;</li> <li>Rural area – N/A;</li> <li>Industrial area – Level V;</li> </ol>   |

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| <p>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.</p>   | <p>d. Commercial area – Level V.</p>  |
| <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>  | <p><b>E95.2 E85.2</b></p> <p>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.</p> |
| <p><b>PO96 PO86</b></p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ol style="list-style-type: none"> <li>a stormwater pipe if the nominal pipe diameter exceeds 300mm;</li> <li>an overland flow path where it crosses more than one premises;</li> <li>inter-allotment drainage infrastructure.</li> </ol> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p> | <p>No example provided.</p>   |
| <p><b>Additional criteria for development for a Park</b></p>   |   |
| <p><b>PO97 PO87</b></p> <p>Development for a Park<sup>(57)</sup> ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ol style="list-style-type: none"> <li>public benefit and enjoyment is maximised;</li> <li>impacts on the asset life and integrity of park structures is minimised;</li> <li>maintenance and replacement costs are minimised.</li> </ol>   | <p><b>E97 E87</b></p> <p>Development for a Park<sup>(57)</sup> ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>        |