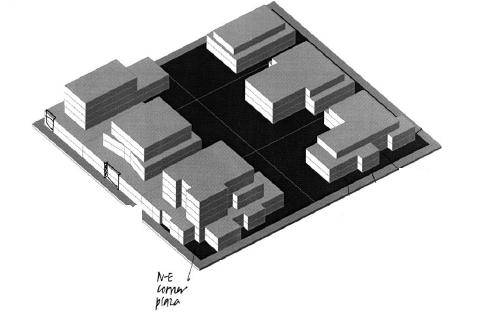
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| **Table 7.2.1.1.2 Assessable development - Redcliffe seaside village precinct** | | | | | | | | | | | | | | | |
| **Performance outcomes** | | | | | | | | | **Examples that achieve aspects of the Performance Outcomes** |  | | | | |  |
| **General criteria** | | | | | | | | | | | | | | | |
| **Centre network and function** | | | | | | | | | |  | | | | |  |
| **PO1**  Development in the Redcliffe seaside village precinct:   1. is consistent with the intended role of the precinct as a higher order centre that supports high quality retail and commercial uses, administration and business, and mixed use high density residential development; 2. has a strong focus on leisure and entertainment. | | | | | | | | | No example provided. |  | | | | |  |
| **Active frontage** | | | | | | | | | |  | | | | |  |
| **PO2**  Development fronting Redcliffe Parade is designed and oriented to address and activate areas of pedestrian movement, to:   1. promote vitality, interaction and casual surveillance; 2. concentrate and reinforce pedestrian activity; 3. avoid opaque facades to provide visual interest to the street frontage. | | | | | | | | | **E2**  Buildings on sites fronting Redcliffe Parade require a frontage that incorporates:   1. a minimum of 75% of the length of the street frontage glazed between 0.8m and 2.0m above ground level; 2. external doors which directly adjoin the street frontage at least every 15m; 3. modulation in the facade, by incorporating changes in tenancy or the use of pillars or similar elements every 5-10m; 4. the minimum amount of window or glazing is to remain uncovered and free of signage. Any tinting, signage or vinyl wrap applied to a glazed facade located at ground floor is to maintain visibility of the internal activity from the street and not obscure surveillance of the street.   **Figure - Glazing on Redcliffe Parade**  highest quality frontage |  | | | | |  |
| **PO3**  Awnings are provided at the ground floor fronting pedestrian footpaths. Awnings:   1. provide adequate protection for pedestrians from solar exposure and inclement weather; 2. are integrated with the design of the building and the form and function of the street; 3. do not compromise the provision of street trees and and signage; 4. ensure the safety of pedestrians and vehicles (e.g. No support poles). | | | | | | | | | **E3**  Buildings incorporate an awning that:   1. is cantilevered; 2. extends from the face of the building; 3. has a minimum height of 3.2m and a maximum height of 4.2m above pavement level; 4. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage; 5. aligns with adjoining buildings to provide continuous shelter where possible.   **Figure - Awning requirements**  awning |  | | | | |  |
| **PO4**  Development addresses and activates streets and public spaces by:   1. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. the use of windows or glazing and avoiding blank walls with the use of sleeving); 2. ensuring buildings and individual tenancies address street frontages and other areas of pedestrian movement; 3. new buildings adjoin or are within 3m of a primary street frontage, civic space or public open space; 4. locating car parking areas behind or under buildings to not dominate the street environment; 5. providing visual interest to the façade (e.g. windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections); 6. establishing or maintaining human scale. | | | | | | | | | **E4.1**  Development addresses the street frontage. |  | | | | |  |
| **E4.2**  New buildings and extensions are built to the street alignment. |  | | | | |  |
| **E4.3**  At-grade car parking:   1. does not adjoin a main street or a corner; 2. where at-grade car parking adjoins a street (other than a main street) or civic space it does not take up more than 40% of the length of the street frontage.  |  | | --- | | Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples. | |  | | | | |  |
| **E4.4**  The front facade of the building (excluding buildings fronting Redcliffe Parade):   1. is made up of a minimum of 50% windows or glazing between a height of 1m and 2m; 2. the minimum area of window or glazing is to remain uncovered and free of signage.  |  | | --- | | Note - This does not apply to Adult stores([1](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e570432)) |   **Figure - Glazing**  glazing - high |  | | | | |  |
| **E4.5**  Where adjoining Sutton Street and Anzac Avenue, individual tenancies do not exceed a frontage length of 20m. |  | | | | |  |
| **E4.6**  Large format retail uses (e.g. showroom([78](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e572291)), supermarket or discount department store) are sleeved by smaller tenancies (e.g. retail and similar uses).   |  | | --- | | Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples. | |  | | | | |  |
| **Setbacks** | | | | | | | | | |  | | | | |  |
| **PO5**  Front building setbacks ensure buildings address and actively interface with streets and public spaces to enhance the pedestrian experience.  Taller buildings incorporate a podium which provides a human-scaled, strong and continuous frontage to the street and respects the established built form and adjoining public spaces. | | | | | | | | | **E5**  Setbacks comply with Table 7.2.1.1.3 - Setbacks (maximum and minimum). |  | | | | |  |
| **PO6**  Buildings and structures are setback to:   1. contribute to the streetscape and Redcliffe Seaside Village precinct character; 2. provide amenity and privacy for users of the premises as well adjoining sensitive land uses; 3. maintain private open space areas that are of a size and dimension to be usable and functional; 4. cater for required openings, the location of loading docks and landscaped buffers; 5. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties; 6. provide adequate separation to particular infrastructure and water bodies to minimise adverse impacts on people, property, water quality and infrastructure; 7. allow separation between buildings to enable access to breeze, sunlight and views; 8. mitigate micro climate impacts as a result of wind tunnel or over shadowing effects on public and private open spaces. | | | | | | | | | **E6**  Setbacks comply with Table 7.2.1.1.3 - Setbacks (maximum and minimum). |  | | | | |  |
| **Site area** | | | | | | | | | |  | | | | |  |
| **PO7**  The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping. | | | | | | | | | No example provided. |  | | | | |  |
| **Site cover (residential uses)** | | | | | | | | | |  | | | | |  |
| **PO8**  Residential buildings and structures will ensure that site cover:   1. does not result in a site density that is inconsistent with the character of the area; 2. does not result in an over development of the site; 3. does not result in other elements of the site being compromised (e.g. setbacks, open space etc); 4. ensure that buildings and structures reflect the precinct character. | | | | | | | | | No example provided. |  | | | | |  |
| **Building height** | | | | | | | | | |  | | | | |  |
| **PO9**  Buildings and structures have a height that:   1. is consistent with the medium to high rise character of the Redcliffe seaside village precinct; 2. responds to the topographic features of the site, including slope and orientation; 3. is not visually dominant or overbearing with respect to the streetscape; 4. responds to the height of development on adjoining land where contained within another precinct or zone; 5. ensures an even distribution of development across the precinct and avoids over-concentration of activities in one location.  |  | | --- | | Note - Council may require a shadow impact analysis to be prepare a the time of lodging any development application for a building or structure of that exceeds 12m in height. | | | | | | | | | | **E9.1**  Building height does not exceed the minimum and maximum height identified on Overlay map - Building heights. |  | | | | |  |
| **E9.2**  Buildings that exceed 12m in height, do not cast a shadow which has an adverse effect upon any part of a public open space and in particular Suttons Beach or Settlement Cove Lagoon. |  | | | | |  |
| **Public realm** | | | | | | | | | |  | | | | |  |
| **PO10**  Developments with a gross leasable area greater than  3,000m2 include a public plaza on-site, that:   1. is open to the public; 2. is integrated with adjacent development, in relation to built form, streetscape, landscaping and the street and pedestrian network; 3. is directly accessible from adjacent development or tenancies and is easily and conveniently accessible to the public; 4. is of a sufficient size and dimensions to cater for passive recreation activities (e.g. alfresco dining and temporary activities etc); 5. includes greening (e.g. landscaping, planter boxes, street trees etc), that contributes to the identity of the centre; 6. is lit and has adequate signage for way finding, ensuring adjoining and near by residential uses are not impacted by 'overspill'; 7. is designed to achieve CPTED principles e.g. visible at all times.  |  | | --- | | Note - For details and examples of civic space requirements refer to Planning scheme policy - Centre and neighbourhood hub design. | | | | | | | | | | No example provided. |  | | | | |  |
| **PO11**  Development complements and contributes to the Redcliffe seaside village rejuvenation streetscaping improvements and facilitates the elements shown on Figure 7.2.1.1.1 including:   1. active frontages; 2. awnings; 3. pedestrian routes; 4. streetscape improvements; 5. focal places; 6. pedestrian gathering places; 7. building landmarks; 8. car parking; 9. access routes.  |  | | --- | | Note - The elements shown in Figure 7.2.1.1.1, and their location are a strategic indication of appropriate locations which will be subject to further investigations as part of the preparation of the Redcliffe Activity Centre Strategy. | | | | | | | | | | No example provided. |  | | | | |  |
| **Streetscape** | | | | | | | | | |  | | | | |  |
| **PO12**  Development contributes to the identity, attractive and walkable street environment through the provision of compatible streetscape features (e.g. footpaths, lighting, bins, furniture, landscaping,  treatment of surfaces, materials and colours, pedestrian crossings etc), as outlined in Planning scheme policy - Integrated design.   |  | | --- | | Editor's note - Additional approvals may be required where works are required within road reserves. | | | | | | | | | | No example provided. |  | | | | |  |
| **Built form** | | | | | | | | | |  | | | | |  |
| **PO13**  All buildings exhibit a high standard of design and construction, which:   1. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); 2. preserve and reflects the existing scale, cultural heritage, and art deco character of the Redcliffe Seaside Village precinct; 3. reflects the coastal landscape, and coastal architectural elements; 4. enables differentiation between buildings; 5. contributes to a safe environment; 6. incorporates architectural features within the building facade at the street level to create human scale; 7. treat or break up blank walls that are visible from public areas; 8. includes building entrances that are readily identifiable from the road frontage, located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; 9. facilitate casual surveillance of all public spaces; 10. incorporates vertical and horizontal massing from articulation of building form with steps and recesses as illustrated on Figure 7.2.1.1.2. | | | | | | | | | No example provided. |  | | | | |  |
| **PO14**  Building entrances:   1. are readily identifiable from the road frontage; 2. are designed to limit opportunities for concealment; 3. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; 4. are adequately lit to ensure public safety and security; 5. include footpaths that connect with adjoining sites; 6. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance.  |  | | --- | | Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome. | | | | | | | | | | No example provided. |  | | | | |  |
| **PO15**  Buildings on highly visible and accessible street corners (building landmarks as shown on Figure 7.2.1.1.1) incorporate design measures on the corners that:   1. assist in legibility of the street environment; 2. promote activity on both street frontages; 3. provide glazing that addresses both street frontages.  |  | | --- | | Note - Design measures will vary depending on the building and location, however may include the following:   1. increasing the height of the building on the corner; 2. stepping back the building on the corner to create and additional face; 3. including prominent building entrances and windows on the corners; 4. the use of a focal point, such as a tower, visual display or artwork on the corner.   Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples. | | | | | | | | | | No example provided. |  | | | | |  |
| **PO16**  Buildings are designed to be adaptable to accommodate a variety of uses over the life of the building. | | | | | | | | | **E16.1**  Buildings incorporate a minimum floor to ceiling height of 4.2m for the ground floor. |  | | | | |  |
| **E16.2**  Where a building incorporates a podium, the minimum floor to ceiling height for podium levels is 3.3m. |  | | | | |  |
| **Development on or adjoining Bee Gees Way (Lot 2 on RP89846 and associated easements)** | | | | | | | | | |  | | | | |  |
| **PO17**  Development on or adjoining Bee Gees Way supports the role of the walkway as a significant cultural destination and tribute to the Bee Gees. | | | | | | | | | No example provided. |  | | | | |  |
| **PO18**  Development adjoining Bee Gees Way does not interfere with any components of the walkway or detract from the use of the walkway as a significant destination for locals and tourists. | | | | | | | | | No example provided. |  | | | | |  |
| **PO19**  Buildings adjoining Bee Gees Way are located and designed to complement and enhance the function, character and amenity of Bees Gees Way through:   1. high quality finishes, articulation and architectural treatments; 2. casual surveillance of the walkway; 3. habitable spaces provide privacy to workers and residents and do not detract from, or compromise the commemorative display.  |  | | --- | | Note - Service and utility areas are not visible from Bee Gees Way. | | | | | | | | | | No example provided. |  | | | | |  |
| **PO20**  Building setbacks adjoining Bee Gees Way maintain the open air atmosphere of the walkway, enable natural light and breezes to penetrate and provide privacy to sensitive land uses. | | | | | | | | | **E20.1**  Buildings located adjoining to the side boundary of Bee Gees Way (Lot 2 on RP89846 and associated easements) are built to the boundary and do not exceed 8.5m in height. |  | | | | |  |
| **E20.2**  All parts of the building that are greater than 8.5m in height are setback a minimum of 6m from the boundary of Lot 2 on RP89846 adjoining Bee Gees Way. |  | | | | |  |
| **Accessibility and permeability** | | | | | | | | | |  | | | | |  |
| **PO21**  Development contributes to greater permeability within the Redcliffe Seaside Village precinct by facilitating a network of readily identifiable, convenient and safe pedestrian walkways and mid-block connections. | | | | | | | | | **E21.1**  Pedestrian routes are provided in the location shown on Figure 7.2.1.1.1 Redcliffe Seaside Village Urban Design Elements. |  | | | | |  |
| **E21.2**  Pedestrian connections are provided on sites indicated on Figure 7.2.1.1.1 and are:   1. accessible 24 hours a day, 7 days a week; 2. designed to be safe at all times; 3. sealed and of a sufficient width and grade to permit universal access; 4. generally located as shown on Figure 7.2.1.1.1  |  | | --- | | Note - Walking connections are to be designed in accordance with Crime Prevention through Environmental Design principles to ensure they are safe and enjoyable places for pedestrians to utilise at all times. Ensuring buildings and uses overlook the walking connection is critical to ensuring a safe and well-utilised public space. | |  | | | | |  |
| **Environmentally sensitive design** | | | | | | | | | |  | | | | |  |
| **PO22**  Development incorporates energy efficient design principles, including:   1. maximising internal cross-ventilation and prevailing breezes; 2. maximising the effect of northern winter sun and screening undesirable northern summer sun and western sun; 3. reducing demand on non-renewable energy sources for cooling and heating; 4. maximising the use of daylight for lighting; 5. retaining existing established trees on-site where possible. | | | | | | | | | No example provided. |  | | | | |  |
| **PO23**  Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites to mitigate the impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.   |  | | --- | | Note - Further guidance on best practice water sensitive urban design is available in Planning scheme policy - Integrated design. | | | | | | | | | | No example provided. |  | | | | |  |
| **Crime prevention through environmental design** | | | | | | | | | |  | | | | |  |
| **PO24**  Development incorporates crime prevention through environmental design principles and contributes to a safe public realm, by:   1. orienting buildings towards the street and public spaces and providing clear sightlines to public spaces to allow opportunities for casual surveillance; 2. ensuring the site layout, building design and landscaping does not result in potential concealment or entrapment areas; 3. ensuring high risk areas, including stairwells and concealed car parking areas have adequate surveillance to reduce risk or able to be secured outside of business hours. | | | | | | | | | No example provided. |  | | | | |  |
| **Car parking** | | | | | | | | | |  | | | | |  |
| **PO25**  The number of car parking spaces is managed to provide for the parking of visitors and employees that is appropriate to the use and the sites proximity to public and active transport options.   |  | | --- | | Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome. | | | | | | | | | | **E25**  Car parking is provided at the following rates:   |  |  |  | | --- | --- | --- | | **Land use** | **Maximum number of Car Spaces to be Provided** | **Minimum Number of Car Spaces to be Provided** | | Non-residential | 1 per 30m2 of GFA | 1 per 50m2 of GFA | | Residential - Permanent/long term | N/A | 1 per dwelling | | Residential - Serviced/short term | 3 per 4 dwellings + staff spaces | 1 per 5 dwellings + staff spaces | | Note - Car parking rates are to be rounded up to the nearest whole number.  Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.  Note - Residential - Permanent/long term includes: Multiple dwelling([49](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e571524)), Relocatable home park([62](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e571857)), Residential care facility([65](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e571918)), Retirement facility([67](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e571997)).  Note - Residential - Services/short term includes: Rooming accommodation([69](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e572066)) or Short-term accommodation([77](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e572265)). | | | | |  |  | | --- | | Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards. | |  | | | | |  |
| **PO26**  The design of car parking areas:   1. does not impact on the safety of the external road network; 2. ensures the safe movement of vehicles within the site. | | | | | | | | | **E26**  All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1 Parking facilities Part 1: Off-street car parking. |  | | | | |  |
| **PO27**  Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape. | | | | | | | | | No example provided. |  | | | | |  |
| **PO28**  Car parking design includes innovative solutions, including on-street parking and shared parking areas.   |  | | --- | | Note - refer to Planning scheme policy - Integrated design for details and examples of on-street parking. | | | | | | | | | | No example provided. |  | | | | |  |
| **PO29**  The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking are as that are:   1. located along the most direct pedestrian routes between building entrances, car parks and adjoining uses; 2. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); 3. are of a width to allow safe and efficient access for prams and wheelchairs. | | | | | | | | | No example provided. |  | | | | |  |
| **Bicycle parking and end of trip facilities**   |  | | --- | | Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1. | | | | | | | | | | | | | | | | |
| **PO30**   1. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:    1. adequate bicycle parking and storage facilities; and    2. adequate provision for securing belongings; and    3. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. 2. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:    1. the projected population growth and forward planning for road upgrading and development of cycle paths; or    2. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or    3. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.  |  | | --- | | Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances.  For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc. | | Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council’s assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code. | | | | | | | | | | **E30.1**  Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).   |  |  | | --- | --- | | **Use** | **Minimum Bicycle Parking** | | Residential uses comprised of dwellings | Minimum 1 space per dwelling | | All other residential uses | Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking | | Non-residential uses | Minimum 1 space per 200m2 of GFA | | Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. | | | | |  | | | | |  | | | | |  |
| **E30.2**  Bicycle parking is:   1. provided in accordance with Austroads (2008), Guide to Traffic Management - Part 11: Parking; 2. protected from the weather by its location or a dedicated roof structure; 3. located within the building or in a dedicated, secure structure for residents and staff; 4. adjacent to building entrances or in public areas for customers and visitors.  |  | | --- | | Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3. | | Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building. |  |  | | --- | | Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. | |  | | | | |  |
| **E30.3**  For non-residential uses, storage lockers:   1. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number); 2. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).  |  | | --- | | Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities. | | Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. | |  | | | | |  |
| **E30.4**  For non-residential uses, changing rooms:   1. are provided at a rate of 1 per 10 bicycle parking spaces; 2. are fitted with a lockable door or otherwise screened from public view; 3. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | | **Bicycle spaces provided** | **Male/ Female** | **Change rooms required** | **Showers required** | **Sanitary compartments required** | **Washbasins required** | | 1-5 | Male and female | 1 unisex change room | 1 | 1 closet pan | 1 | | 6-19 | Female | 1 | 1 | 1 closet pan | 1 | | 20 or more | Male | 1 | 1 | 1 closet pan | 1 | | Female | 1 | 2, plus 1 for every 20 bicycle spaces provided thereafter | 2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter | 1, plus 1 for every 60 bicycle parking spaces provided thereafter | | Male | 1 | 2, plus 1 for every 20 bicycle spaces provided thereafter | 1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter | 1, plus 1 for every 60 bicycle parking spaces provided thereafter | | Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.  Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1). | | | | | | | |  1. are provided with:    1. a mirror located above each wash basin;    2. a hook and bench seating within each shower compartment;    3. a socket-outlet located adjacent to each wash basin.  |  | | --- | | Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities | | Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. | |  | | | | |  |
| **Loading and servicing** | | | | | | | | | |  | | | | |  |
| **PO31**  Loading and servicing areas:   1. are not visible from the street frontage; 2. are integrated into the design of the building; 3. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; 4. are consolidated and shared with adjoining sites, where possible.  |  | | --- | | Note - Refer to Planning scheme policy - Centre and neighbourhood hub design. | | | | | | | | | | No example provided. |  | | | | |  |
| **Waste** | | | | | | | | | |  | | | | |  |
| **PO32**  Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality. | | | | | | | | | **E32**  Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program. |  | | | | |  |
| **Landscaping and fencing** | | | | | | | | | |  | | | | |  |
| **PO33**  On-site landscaping is provided, that:   1. is incorporated into the design of the development; 2. reduced the dominance of car parking and servicing areas from the street frontage; 3. incorporates shade trees in car parking areas; 4. retains mature trees wherever possible; 5. contributes to quality public spaces and the microclimate by providing shelter and shade; 6. maintains the achievement of active frontages and sightlines for casual surveillance.  |  | | --- | | Note - All landscaping is to accord with Planning scheme policy - Integrated design. | | | | | | | | | | No example provided. |  | | | | |  |
| **PO34**  Surveillance and overlooking are maintained between the road frontage and the main building line. | | | | | | | | | No example provided. |  | | | | |  |
| **Lighting** | | | | | | | | | |  | | | | |  |
| **PO35**  Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on residential and other sensitive land uses. | | | | | | | | | No example provided. |  | | | | |  |
| **Amenity** | | | | | | | | | |  | | | | |  |
| **PO36**  The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances. | | | | | | | | | No example provided. |  | | | | |  |
| **Noise** | | | | | | | | | |  | | | | |  |
| **PO37**  Noise generating uses do not adversely affect existing or potential noise sensitive uses.   |  | | --- | | Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line. | | Note - A noise impact assessment may be required to demonstrate compliance with this PO.  Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. | | | | | | | | | | No example provided. |  | | | | |  |
| **PO38**  Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:   1. 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); 2. maintaining the amenity of the streetscape.  |  | | --- | | Note - A noise impact assessment may be required to demonstrate compliance with this PO.  Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. | | Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. | | | | | | | | | | **E38.1**  Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise. |  | | | | |  |
| **E38.2**  Noise attenuation structures (e.g. walls, barriers or fences):   1. are not visible from an adjoining road or public area unless:    1. adjoining a motorway or rail line; or    2. 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. 2. do not remove existing or prevent future active transport routes or connections to the street network; 3. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.  |  | | --- | | Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures. | | Note - Refer to Overlay map – Active transport for future active transport routes. | |  | | | | |  |
| **Clearing of habitat trees where not located within the Environmental areas overlay map** | | | | | | | | | |  | | | | |  |
| **PO39**   1. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. 2. Development does not result in the net loss of fauna habitat.  Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed.  Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. 3. 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** | | | | | | | | | | |  | |  |
| **PO40**  All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A). | | | | | | No example provided. | | | | |  | |  |
| **Access** | | | | | | | | | | |  | |  |
| **PO41**  Development does not result in vehicular access to, or car parking fronting Redcliffe Parade. | | | | | | No example provided. | | | | |  | |  |
| **PO42**  Development provides functional and integrated car parking and vehicle access, that:   1. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. rear entry, arcade etc.); 2. provides safety and security of people and property at all times; 3. does not impede active transport options; 4. does not impact on the safe and efficient movement of traffic external to the site; 5. where possible vehicle access points are consolidated and shared with adjoining sites.  |  | | --- | | Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples. | | | | | | | No example provided. | | | | |  | |  |
| **PO43**  Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design. | | | | | | No example provided. | | | | |  | |  |
| **PO44**  The layout of the development does not compromise:   1. the development of the road network in the area; 2. the function or safety of the road network; 3. the capacity of the road network.  |  | | --- | | Note - The road hierarchy is mapped on Overlay map - Road hierarchy. | | | | | | | **E44.1**  Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.   |  | | --- | | Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway. | | Note - The road hierarchy is mapped on Overlay map - Road hierarchy. | | | | | |  | |  |
| **E44.2**  The development provides for the extension of the road network in the area in accordance with Council’s road network planning. | | | | |  | |  |
| **E44.3**  The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council’s road planning. | | | | |  | |  |
| **E44.4**  The development layout allows forward vehicular access to and from the site. | | | | |  | |  |
| **PO45**  Safe access is provided for all vehicles required to access the site. | | | | | | **E45.1**  Site access and driveways are designed, located and constructed in accordance with:   1. where for a Council-controlled road and associated with a Dwelling house:    1. Planning scheme policy - Integrated design; 2. where for a Council-controlled road and not associated with a Dwelling house:    1. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;    2. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;    3. Planning scheme policy - Integrated design;    4. Schedule 8 - Service vehicle requirements; 3. 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. | | | | |  | |  |
| **E45.2**  Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:   1. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; 2. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; 3. Planning scheme policy - Integrated design; and 4. Schedule 8 - Service vehicle requirements.  |  | | --- | | Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction. | | | | | |  | |  |
| **E45.3**  Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements. | | | | |  | |  |
| **E45.4**  Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design. | | | | |  | |  |
| **PO46**  Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.   |  | | --- | | Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads. | | | | | | | **E46**  Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.   |  | | --- | | Note - The road network is mapped on Overlay map - Road hierarchy. | | | | | |  | |  |
| **PO47**  Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises. | | | | | | **E47.1**  Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.   |  | | --- | | Note - The road network is mapped on Overlay map - Road hierarchy. | | Note - Refer to QUDM for requirements regarding trafficability. | | | | | |  | |  |
| **E47.2**  Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties. | | | | |  | |  |
| **Street design and layout** | | | | | | | | | | | |  |  |
| **PO48**  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:   1. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; 2. safe and convenient pedestrian and cycle movement; 3. adequate on street parking; 4. stormwater drainage paths and treatment facilities; 5. efficient public transport routes; 6. utility services location; 7. emergency access and waste collection; 8. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; 9. expected traffic speeds and volumes; and 10. wildlife movement (where relevant).  |  | | --- | | Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. | | Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required. | | | | | | No example provided. | | | | | | |  |  |
| **PO49**  The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.   |  | | --- | | Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs:   * Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; * Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; * Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; * Residential development greater than 50 lots or dwellings; * Offices greater than 4,000m2 Gross Floor Area (GFA); * Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m2 GFA; * Warehouses and Industry greater than 6,000m2 GFA; * On-site carpark greater than 100 spaces; * Development has a trip generation rate of 100 vehicles or more within the peak hour; * Development which dissects or significantly impacts on an environmental area or an environmental corridor. | | The ITA is to review the development’s impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment’s impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. |  |  | | --- | | Note - The road network is mapped on Overlay map - Road hierarchy. | | Note - The primary and secondary active transport network is mapped on Overlay map - Active transport. | | | | | | **E49.1**  New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.   |  | | --- | | Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. | | Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. | | | | | | | |  |  |
| **E49.2**  Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development.  Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.   |  | | --- | | Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. | | Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable. | | | | | | | |  |  |
| **E49.3**  The active transport network is extended in accordance with Planning scheme policy - Integrated design. | | | | | | |  |  |
| **PO50**  New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.   |  | | --- | | Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards. | | Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes. | | | | | | **E50**  New intersection spacing (centreline – centreline) along a through road conforms with the following:   1. where the through road provides an access function;    1. intersecting road located on the same side = 60 metres;    2. intersecting road located on opposite side (Left Right Stagger) = 60 metres;    3. intersecting road located on opposite side (Right Left Stagger) = 40 metres. 2. Where the through road provides a collector or sub-arterial function:    1. intersecting road located on the same side = 100 metres;    2. intersecting road located on opposite side (Left Right Stagger) = 100 metres;    3. intersecting road located on opposite side (Right Left Stagger) = 60 metres. 3. Where the through road provides an arterial function:    1. intersecting road located on the same side = 300 metres;    2. intersecting road located on opposite side (Left Right Stagger) = 300 metres;    3. intersecting road located on opposite side (Right Left Stagger) = 300 metres; 4. Walkable block perimeter does not exceed 1000 metres.  |  | | --- | | Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. | | Note - The road network is mapped on Overlay map - Road hierarchy. |  |  | | --- | | Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO.  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. | | | | | | | |  |  |
| **PO51**  All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.  All new works are extended to join any existing works within 20m.   |  | | --- | | Note - Frontage roads include streets where no direct lot access is provided. | | Note - The road network is mapped on Overlay map - Road hierarchy. |  |  | | --- | | Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport. | | Note - Roads are considered to be constructed in accordance with Council’s standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. | | | | | | **E51**  Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:   |  |  | | --- | --- | | **Situation** | **Minimum construction** | | Frontage road unconstructed or gravel road only;  OR  Frontage road sealed but not constructed\* to Planning scheme policy - Integrated design standard;  OR  Frontage road partially constructed\* to Planning scheme policy - Integrated design standard. | Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.  The minimum total travel lane width is:   * 6m for minor roads; * 7m for major roads. | | Note - Major roads are sub-arterial roads and arterial roads.  Minor roads are roads that are not major roads. | | | |  |  | | --- | | Note - Construction includes all associated works (services, street lighting and linemarking). | | Note - Alignment within road reserves is to be agreed with Council. |  |  | | --- | | Note - \*Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.  Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. | | | | | | | |  |  |
| **Stormwater** | | | | | | | | | |  | | | |  |
| **PO52**  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. | | | | | **E52.1**  The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design. | | | | |  | | | |  |
| **E52.2**  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. | | | | |  | | | |  |
| **E52.3**  Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM. | | | | |  | | | |  |
| **PO53**  Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment. | | | | | **E53.1**  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. | | | | |  | | | |  |
| **E53.2**  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. | | | | |  | | | |  |
| **E53.3**  Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas. | | | | |  | | | |  |
| **E53.4**  The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.   |  | | --- | | Note - Refer to QUDM for recommended average flow velocities. | | | | | |  | | | |  |
| **PO54**  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. | | | | | **E54**  The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design. | | | | |  | | | |  |
| **PO55**  Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises.   |  | | --- | | Note - Refer to Planning scheme policy - Integrated design for details. | | Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. |  |  | | --- | | Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure. | | | | | | No example provided. | | | | |  | | | |  |
| **PO56**  Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.   |  | | --- | | Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. | | | | | | No example provided. | | | | |  | | | |  |
| **PO57**  Where development:   1. is for an urban purpose that involves a land area of 2500m2 or greater; and 2. will result in:    1. 6 or more dwellings; or    2. an impervious area greater than 25% of the net developable area,   stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.   |  | | --- | | Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.  Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C). | | | | | | No example provided. | | | | |  | | | |  |
| **PO58**    Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.   |  | | --- | | Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council’s stormwater drainage system. | | | | | | **E58**  Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council.  Minimum easement widths are as follows:   |  |  | | --- | --- | | **Pipe Diameter** | **Minimum easement width (excluding access requirements)** | | Stormwater pipe up to 825mm diameter | 3.0m | | Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter | 4.0m | | Stormwater pipe greater than 825mm diameter | Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side). | | Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system. | | | |  |  | | --- | | Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels. | | | | | |  | | | |  |
| **PO59**  Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion. | | | | | No example provided. | | | | |  | | | |  |
| **PO60**  Council is provided with accurate representations of the completed stormwater management works within residential developments. | | | | | **E60**  “As Built” drawings and specifications of the stormwater management devices certified by an RPEQ is provided.   |  | | --- | | Note - Documentation is to include:   1. photographic evidence and inspection date of the installation of approved underdrainage; 2. copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; 3. date of the final inspection. | | | | | |  | | | |  |
| **Site works and construction management** | | | | | | | | | | |  | | |  |
| **PO61**  The site and any existing structures are maintained in a tidy and safe condition. | | No example provided. | | | | | | | | |  | | |  |
| **PO62**  All works on-site are managed to:   1. 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; 2. minimise as far as possible, impacts on the natural environment; 3. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises; 4. avoid adverse impacts on street trees and their critical root zone. | | **E62.1**  Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:   1. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; 2. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind; 3. stormwater discharge rates do not exceed pre-existing conditions; 4. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; 5. ponding or concentration of stormwater does not occur on adjoining properties. | | | | | | | | |  | | |  |
| **E62.2**  Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.   |  | | --- | | Note - The measures are adjusted on-site to maximise their effectiveness. | | | | | | | | | |  | | |  |
| **E62.3**  The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property. | | | | | | | | |  | | |  |
| **E62.4**  Existing street trees are protected and not damaged during works.   |  | | --- | | Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented. | | | | | | | | | |  | | |  |
| **PO63**  Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts. | | **E63**  No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works. | | | | | | | | |  | | |  |
| **PO64**  All development works including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.   |  | | --- | | Note - A Traffic Management Plan may be required to demonstrate compliance with this PO.  A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). | | Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:   1. the aggregate volume of imported or exported material is greater than 1000m3; or 2. the aggregate volume of imported or exported material is greater than 200m3 per day; or 3. the proposed haulage route involves a vulnerable land use or shopping centre. |  |  | | --- | | Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO. | | Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads. | | | **E64.1**  Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe. | | | | | | | | |  | | |  |
| **E64.2**  All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads. | | | | | | | | |  | | |  |
| **E64.3**  Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times. | | | | | | | | |  | | |  |
| **E64.4**  Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available.  Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.   |  | | --- | | Note - The road hierarchy is mapped on Overlay map - Road hierarchy. | | Note - A dilapidation report may be required to demonstrate compliance with this E. | | | | | | | | | |  | | |  |
| **E64.5**  Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition.  Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.   |  | | --- | | Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads. | | | | | | | | | |  | | |  |
| **E64.6**  Access to the development site is obtained via an existing lawful access point. | | | | | | | | |  | | |  |
| **PO65**  All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.   |  | | --- | | Note - Refer to Planning scheme policy - Integrated design for details. | | | **E65**  At completion of construction all disturbed areas of the site are to be:   1. topsoiled with a minimum compacted thickness of fifty (50) millimetres; 2. 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. | | | | | | | | | |  | | |  |
| **PO66**  Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.   |  | | --- | | Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C). | | | **E66**  Soil disturbances are staged into manageable areas of not greater than 3.5 ha. | | | | | | | | |  | | |  |
| **PO67**  The clearing of vegetation on-site:   1. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 2. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; 3. is disposed of in a manner which minimises nuisance and annoyance to existing premises.  |  | | --- | | Note - No burning of cleared vegetation is permitted. | | | **E67.1**  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. | | | | | | | | | |  | | |  |
| **E67.2**  Disposal of materials is managed in one or more of the following ways:   1. 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 2. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.  |  | | --- | | Note - The chipped vegetation must be stored in an approved location. | | | | | | | | | |  | | |  |
| **PO68**  All development works are carried out at times which minimise noise impacts to residents. | | **E68**  All development works are carried out within the following times:   1. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; 2. no work is to be carried out on Sundays or public holidays.  |  | | --- | | Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties. | | | | | | | | | |  | | |  |
| **PO69**  Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council. | | No example provided. | | | | | | | | |  | | |  |
| **Earthworks** | | | | | | | | | |  | | | |  |
| **PO70**  On-site earthworks are designed to consider the visual and amenity impact as they relate to:   1. the natural topographical features of the site; 2. short and long-term slope stability; 3. soft or compressible foundation soils; 4. reactive soils; 5. low density or potentially collapsing soils; 6. existing fill and soil contamination that may exist on-site; 7. the stability and maintenance of steep slopes and batters; 8. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). | | | | **E70.1**  All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary. | | | | | |  | | | |  |
| **E70.2**  Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters. | | | | | |  | | | |  |
| **E70.3**  Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ. | | | | | |  | | | |  |
| **E70.4**  All filling or excavation is contained on-site and is free draining. | | | | | |  | | | |  |
| **E70.5**  All fill placed on-site is:   1. limited to that area necessary for the approved use; 2. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.). | | | | | |  | | | |  |
| **E70.6**  The site is prepared and the fill placed on-site in accordance with AS3798.   |  | | --- | | Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures. | | | | | | |  | | | |  |
| **PO71**  Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area. | | | | **E71**  Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.  **Figure - Embankment** | | | | | |  | | | |  |
| **PO72**  Filling or excavation is undertaken in a manner that:   1. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 2. 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. | | | | | **E72.1**  No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.   |  | | --- | | Note - Public sector entity is defined in Schedule 2 of the Act. | | | | | | |  | | | |  |
| **E72.2**  Filling or excavation that would result in any of the following is not carried out on-site:   1. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; 2. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken; 3. 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. | | | | | | |  | | | |  |
| **PO73**  Filling or excavation does not result in land instability.   |  | | --- | | Note - Steep slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance. | | | | | No example provided. | | | | | |  | | | |  |
| **PO74**  Filling or excavation does not result in:   1. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; 2. increased flood inundation outside the site; 3. any reduction in the flood storage capacity in the floodway; 4. any clearing of native vegetation.  |  | | --- | | Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements. | | | | | No example provided. | | | | | |  | | | |  |
| **PO75**  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. | | | | **E75**  Filling and excavation undertaken on the development site are shaped in a manner which does not:   1. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or 2. redirect stormwater surface flow away from existing flow paths; or 3. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:    1. concentrates the flow; or    2. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or    3. causes actionable nuisance to any person, property or premises. | | | | | |  | | | |  |
| **PO76**  All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.   |  | | --- | | Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome. | | | | **E76**  Earth retaining structures:   1. are not constructed of boulder rocks or timber; 2. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;   **Figure - Retaining on boundary**  Fill and Fence.JPG   1. 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; 2. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.   **Figure - Cut**  Cut.JPG    **Figure - Fill**  Fill.JPG | | | | | | | |  | | |  |
| **Fire Services**   |  | | --- | | Note - The provisions under this heading only apply if:   1. the development is for, or incorporates:    1. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or    2. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or    3. material change of use for a Tourist park([84](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e572515)) with accommodation in the form of caravans or tents; or    4. material change of use for outdoor sales([54](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e571661)), outdoor processing or outdoor storage where involving combustible materials.   AND   1. none of the following exceptions apply:    1. 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    2. 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. | |  | | | | | | | | | | | | | | | |
| **PO77**  Development incorporates a fire fighting system that:   1. satisfies the reasonable needs of the fire fighting entity for the area; 2. is appropriate for the size, shape and topography of the development and its surrounds; 3. is compatible with the operational equipment available to the fire fighting entity for the area; 4. considers the fire hazard inherent in the materials comprising the development and their proximity to one another; 5. considers the fire hazard inherent in the surrounds to the development site; 6. 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. | | | | **E77.1**  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 outcome, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:   1. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks([84](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e572515)) 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; 2. 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); 3. 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:    1. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;    2. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;    3. for outdoor sales([54](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e571661)), processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales([54](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e571661)), outdoor processing and outdoor storage facilities; 4. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6. | | | | | | | | |  | | |  |
| **E77.2**  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:   1. an unobstructed width of no less than 3.5m; 2. an unobstructed height of no less than 4.8m; 3. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; 4. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. | | | | | | | |  | | |  |
| **E77.3**  On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment. | | | | | | | |  | | |  |
| **PO78**  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. | | | **E78**  For development that contains on-site fire hydrants external to buildings:   1. those external hydrants can be seen from the vehicular entry point to the site; or 2. a sign identifying the following is provided at the vehicular entry point to the site:    1. the overall layout of the development (to scale);    2. internal road names (where used);    3. all communal facilities (where provided);    4. the reception area and on-site manager’s office (where provided);    5. external hydrants and hydrant booster points;    6. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.  |  | | --- | | Note - The sign prescribed above, and the graphics used are to be:   1. in a form; 2. of a size; 3. illuminated to a level;   which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign. | | | | | | | | |  | | |  |
| **PO79**  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. | | | **E79**  For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note Fire hydrant indication system produced by the Queensland Department of Transport and Main Roads.   |  | | --- | | Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads. | | | | | | | | |  | | |  |
| **Use specific criteria** | | | | | | | | | | |  | | |  |
| **Redcliffe activity centre strategy** | | | | | | | | | | |  | | |  |
| **PO80**  Development does not compromise opportunities identified in the Redcliffe activity centre strategy. | | | No example provided. | | | | | | | |  | | |  |
| **Uses** | | | | | | | | | | |  | | |  |
| **PO81**  Development supports the growth of the Redcliffe seaside village precinct and reinforces the prominence of:   1. Redcliffe Parade as a safe, vibrant and attractive seaside destination encouraging fine grain active uses adjoining areas of public movement. Redcliffe Parade is the pre-eminent location for dining, leisure, entertainment, and speciality retail that attract locals and visitors; 2. Sutton Street as a vibrant main street and is the pre-eminent location for the centre’s day to day shopping, business, commercial and community uses([17](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e570785)); 3. Irene Street as the pre-eminent location for civic, administration and community uses([17](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e570785)); 4. mixed use buildings with higher density residential uses above ground floors and podiums. | | | No example provided. | | | | | | | |  | | |  |
| **PO82**  Development within the Redcliffe seaside village precinct includes residential and non-residential activities through the provision of:   1. mixed use buildings with active frontages and active uses on the ground floor where fronting highly pedestrianised areas including Redcliffe Parade, Sutton Street, Anzac Avenue (between John Street and Marine/Redcliffe Parade); 2. mixed use buildings with active frontages for all other areas adjacent to a street frontage, civic space, public open space or pedestrian thoroughfare. | | | No example provided. | | | | | | | |  | | |  |
| **PO83**  Development contributes to greater housing choice and affordability by:   1. contributing to the range of dwelling types and sizes in the area; 2. providing greater housing density within the Redcliffe seaside village precinct. | | | No example provided. | | | | | | | |  | | |  |
| **Home based business**([35](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e571179)) | | | | | | | | | | |  | | |  |
| **PO84**  The scale and intensity of the Home based business([35](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e571179)):   1. is compatible with the physical characteristics of the site and the character of the local area; 2. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety; 3. does not adversely impact on the amenity of the adjoining and nearby premises; 4. remains ancillary to the residential use of the dwelling house([22](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e570900)); 5. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; 6. ensure employees and visitors to the site do not negatively impact the expected amenity of adjoining properties. | | | **E84.1**  A  maximum of 1 employee (not a resident) OR 2 customers from within 1 Small rigid vehicle (SRV) or smaller are permitted on the site at any one time. | | | | | | | |  | | |  |
| **E84.2**  The home based business([35](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e571179)) occupies an area of the existing dwelling or on-site structure not greater than 40m2 gross floor area. | | | | | | | |  | | |  |
| **Residential uses (Caretaker's accommodation and Dwelling unit**([23](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e570919))) | | | | | | | | | | |  | | |  |
| **PO85**  Caretaker's accommodation([10](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e570643)) and Dwelling units([23](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e570919)) are provided with adequate functional and attractive private open space that is:   1. directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity; 2. designed and constructed to achieve adequate privacy for occupants from other dwelling units([23](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e570919)) and centre uses; 3. accessible and readily identifiable for residents, visitors and emergency services; 4. located to not compromise active frontages. | | | **E85**  A dwelling has a clearly defined, private outdoor living space that is:   1. as per table-  |  |  |  | | --- | --- | --- | | **Use** | **Minimum Area** | **Minimum Dimension  in all directions** | | Ground floor dwellings | | | | All dwelling types | 16m2 | 4m | | Above ground floor dwellings | | | | 1 bedroom or studio | 8m² | 2.5m | | 2 or more bedrooms | 12m² | 3.0m |  1. accessed from a living area; 2. sufficiently screened or elevated for privacy; 3. ground floor open space is located behind the main building line and not within the primary or secondary frontage setbacks; 4. balconies orientate to the street; 5. clear of any non-recreational structure (including but not limited to air-conditioning units, water tanks, clothes drying facilities, storage structures and refuse storage areas).  |  | | --- | | Note - areas for clothes drying are not visible from street frontages or public areas (e.g. Separate clothes drying areas are provided that are oriented to the side or rear of the site or screening is provided). | | | | | | | | |  | | |  |
| **PO86**  Caretaker's accommodation([10](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e570643)) and Dwelling units([23](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e570919)) are provided with a reasonable level of access, identification and privacy from adjoining residential and non-residential uses.   |  | | --- | | Note - Refer to State Government standards for CPTED. | | Note - Refer to Planning scheme policy - Residential design for details and examples. | | | | **E86**  The dwelling:   1. includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses; 2. clearly displays the street number at the entrance to the dwelling and at the front of the site to enable identification by emergency services; 3. is provided with a separate entrance to that of any non-residential use on the site; 4. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use.  |  | | --- | | Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening. | | | | | | | | |  | | |  |
| **Major electricity infrastructure, Substation and Utility installation** | | | | | | | | | | |  | | |  |
| **PO87**  The development does not have an adverse impact on the visual amenity of a locality and is:   1. high quality design and construction; 2. visually integrated with the surrounding area; 3. not visually dominant or intrusive; 4. located behind the main building line; 5. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; 6. camouflaged through the use of colours and materials which blend into the landscape; 7. treated to eliminate glare and reflectivity; 8. landscaped; 9. otherwise consistent with the amenity and character of the zone and surrounding area. | | | **E87.1**  Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:   1. are enclosed within buildings or structures; 2. are located behind the main building line; 3. have a similar height, bulk and scale to the surrounding fabric; 4. have horizontal and vertical articulation applied to all exterior walls. | | | | | | | |  | | |  |
| **E87.2**  A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries. | | | | | | | |  | | |  |
| **PO88**  Infrastructure does not have an impact on pedestrian health and safety. | | | **E88**  Access control arrangements:   1. do not create dead-ends or dark alleyways adjacent to the infrastructure; 2. minimise the number and width of crossovers and entry points; 3. provide safe vehicular access to the site; 4. do not utilise barbed wire or razor wire. | | | | | | | |  | | |  |
| **PO89**  All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:   1. generates no audible sound at the site boundaries where in a residential setting; or 2. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. | | | **E89**  All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. | | | | | | | |  | | |  |
| **Telecommunications facility**([81](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e572444))   |  | | --- | | Editor's note - In accordance with the Federal legislation Telecommunications facilities ([81](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e572444))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. | | | | | | | | | | | | | | | |
| **PO90**  Telecommunications facilities([81](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e572444)) are co-located with existing telecommunications facilities([81](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e572444)), Utility installation([86](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e572573)), Major electricity infrastructure([43](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e571374)) or Substation([80](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e572400)) if there is already a facility in the same coverage area. | | | **E90.1**  New telecommunication facilities([81](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e572444)) are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures. | | | | | | | |  | | |  |
| **E90.2**  If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site. | | | | | | | |  | | |  |
| **PO91**  A new Telecommunications facility([81](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e572444)) 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. | | | **E91**  A minimum area of 45m2 is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility. | | | | | | | |  | | |  |
| **PO92**  Telecommunications facilities([81](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e572444)) do not conflict with lawful existing land uses both on and adjoining the site. | | | **E92**  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. | | | | | | | |  | | |  |
| **PO93**  The Telecommunications facility([81](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e572444)) does not have an adverse impact on the visual amenity of a locality and is:   1. high quality design and construction; 2. visually integrated with the surrounding area; 3. not visually dominant or intrusive; 4. located behind the main building line; 5. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; 6. camouflaged through the use of colours and materials which blend into the landscape; 7. treated to eliminate glare and reflectivity; 8. landscaped; 9. otherwise consistent with the amenity and character of the zone and surrounding area. | | | **E93.1**  Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape. | | | | | | | |  | | |  |
| **E93.2**  In all other areas towers do not exceed 35m in height. | | | | | | | |  | | |  |
| **E93.3**  Towers, equipment shelters and associated structures are of a design, colour and material to:   1. reduce recognition in the landscape; 2. reduce glare and reflectivity. | | | | | | | |  | | |  |
| **E93.4**  All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.  Where there is no established building line the facility is located at the rear of the site. | | | | | | | |  | | |  |
| **E93.5**  The facility is enclosed by security fencing or by other means to ensure public access is prohibited. | | | | | | | |  | | |  |
| **E93.6**  A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.   |  | | --- | | Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. | | Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design. | | | | | | | | |  | | |  |
| **PO94**  Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses. | | | **E94**  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. | | | | | | | |  | | |  |
| **PO95**  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. | | | **E95**  All equipment comprising the Telecommunications facility([81](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e572444)) which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary. | | | | | | | |  | | |  |
| **Values and constraints criteria**   |  | | --- | | Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme. | | | | | | | | | | | | | | | |
| **Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)**   |  | | --- | | Note - To demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer.  Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils. | | | | | | | | | | | | | | | |
| **PO96**  Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:   1. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; 2. protects the environmental and ecological values and health of receiving waters; 3. protects buildings and infrastructure from the effects of acid sulfate soils. | | | **E96**  Development does not involve:   1. excavation or otherwise removing of more than 100m3 of soil or sediment where below than 5m Australian Height datum AHD; or 2. filling of land of more than 500m3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD. | | | | | | | |  | | |  |
| **Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)**   |  | | --- | | Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:   1. Clearing of native vegetation located within an approved development footprint; 2. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; 3. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; 4. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones.  In any other zone, clearing is not to exceed 2m in width either side of the fence; 5. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; 6. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; 7. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; 8. Grazing of native pasture by stock; 9. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development | | Note - Definition for native vegetation is located in Schedule 1 Definitions.  Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES).  They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.  Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details. |  |  | | --- | | Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person.  Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas. | | | | | | | | | | | | | | | |
| **Vegetation clearing, ecological value and connectivity** | | | | | | | | | | | | | | |
| **PO97**  Development avoids locating in a High Value Area or a Value Offset Area.  Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:   1. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; 2. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained.  For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant,  the development of a Vegetation Management Plan,  a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas\*.  |  | | --- | | \* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014. | | | | No example provided. | | | | | | | |  | | |  |
| **PO98**  Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:   1. retaining habitat trees; 2. providing contiguous patches of habitat; 3. provide replacement and rehabilitation planting to improve connectivity; 4. avoiding the creation of fragmented and isolated patches of habitat; 5. providing wildlife movement infrastructure.  |  | | --- | | Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, ‘stepping stone’ vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas. | | | | No example provided. | | | | | | | |  | | |  |
| **Vegetation clearing and habitat protection** | | | | | | | | | | | | | | |
| **PO99**  Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. | | | No example provided. | | | | | | | |  | | |  |
| **PO100**  Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area.  Where development does result in the loss or degradation of habitat value, development will:   1. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; 2. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; 3. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. | | | No example provided. | | | | | | | |  | | |  |
| **PO101**  Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:   1. providing contiguous patches of habitat; 2. avoiding the creation of fragmented and isolated patches of habitat; 3. providing wildlife movement infrastructure; 4. providing replacement and rehabilitation planting to improve connectivity. | | | No example provided. | | | | | | | |  | | |  |
| **Vegetation clearing and soil resource stability** | | | | | | | | | | | | | | |
| **PO102**  Development does not:   1. result in soil erosion or land degradation; 2. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. | | | No example provided. | | | | | | | |  | | |  |
| **Vegetation clearing and water quality** | | | | | | | | | | | | | | |
| **PO103**  Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:   1. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; 2. avoiding or minimising changes to landforms to maintain hydrological water flows; 3. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry([4](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e570522)) and animal keeping([5](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e570545)) activities. | | | No example provided. | | | | | | | |  | | |  |
| **PO104**  Development minimises adverse impacts of stormwater run-off on water quality by:   1. minimising flow velocity to reduce erosion; 2. minimising hard surface areas; 3. maximising the use of permeable surfaces; 4. incorporating sediment retention devices; 5. minimising channelled flow. | | | No example provided. | | | | | | | |  | | |  |
| **Vegetation clearing and access, edge effects and urban heat island effects** | | | | | | | | | | | | | | |
| **PO105**  Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment. | | | No example provided. | | | | | | | |  | | |  |
| **PO106**  Development minimises potential adverse ‘edge effects’ on ecological values by:   1. providing dense planting buffers of native vegetation between a development and environmental areas; 2. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; 3. restoring, rehabilitating and increasing the size of existing patches of native vegetation; 4. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; 5. landscaping with native plants of local origin.  |  | | --- | | Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow. | | | | No example provided. | | | | | | | |  | | |  |
| **PO107**  Development avoids adverse microclimate change and does not result in increased urban heat island effects.  Adverse urban heat island effects are minimised by:   1. pervious surfaces; 2. providing deeply planted vegetation buffers and green linkage opportunities; 3. landscaping with local native plant species to achieve well-shaded urban places; 4. increasing the service extent of the urban forest canopy. | | | No example provided. | | | | | | | |  | | |  |
| **Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets** | | | | | | | | | | | | | | |
| **PO108**  Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.   |  | | --- | | Editor's note - For MSES the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply. | | | | No example provided. | | | | | | | |  | | |  |
| **Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)**   |  | | --- | | Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter.  Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character.  The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites.  Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character.  Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character. | | | | | | | | | | | | | | | |
| **PO109**  Development will:   1. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; 2. protect the fabric and setting of the heritage site, object or building; 3. be consistent with the form, scale and style of the heritage site, object or building; 4. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; 5. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; 6. retain public access where this is currently provided. | | | **E109**  Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.   |  | | --- | | Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works. | | | | | | | | |  | | |  |
| **PO110**  Demolition and removal is only considered where:   1. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or 2. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or 3. limited demolition is performed in the course of repairs, maintenance or restoration; or 4. demolition is performed following a catastrophic event which substantially destroys the building or object. | | | No example provided. | | | | | | | |  | | |  |
| **PO111**  Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view. | | | No example provided. | | | | | | | |  | | |  |
| **PO112**  Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.  Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome. | | | **E112**  Development does:   1. not result in the removal of a significant tree; 2. not occur within 20m of a protected tree; 3. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees. | | | | | | | |  | | |  |
| **Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)** | | | | | | | | | | | | | | |
| **PO113**  Development within a Pumping station buffer is located, designed and constructed to:   1. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; 2. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. | | | **E113**  Development does not involve the construction of any buildings or structures within a Pumping station buffer. | | | | | | | |  | | |  |
| **Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)**   |  | | --- | | Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council. | | | | | | | | | | | | | | | |
| **PO114**  Development:   1. minimises the risk to persons from overland flow; 2. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. | | | No example provided. | | | | | | | |  | | |  |
| **PO115**  Development:   1. 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; 2. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.  |  | | --- | | Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. | | Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow. | | | | No example provided. | | | | | | | |  | | |  |
| **PO116**  Development does not:   1. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; 2. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.  |  | | --- | | Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. | | | | No example provided. | | | | | | | |  | | |  |
| **PO117**  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. | | | **E117**  Development ensures that a hazardous chemical is not located or stored in an Overland flow path area.   |  | | --- | | Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances. | | | | | | | | |  | | |  |
| **PO118**  Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot. | | | **E118**  Development which is not in a Rural zone that an overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot. | | | | | | | |  | | |  |
| **PO119**  Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained.   |  | | --- | | Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. | | Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow | | | | **E119.1**  Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:   1. Urban area – Level III; 2. Rural area – N/A; 3. Industrial area – Level V; 4. Commercial area – Level V. | | | | | | | |  | | |  |
| **E119.2**  Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment. | | | | | | | |  | | |  |
| **PO120**  Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:   1. a stormwater pipe if the nominal pipe diameter exceeds 300mm; 2. an overland flow path where it crosses more than one premises; 3. inter-allotment drainage infrastructure.  |  | | --- | | Note - Refer to Planning scheme policy - Integrated design for details and examples. | | Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM. | | | | No example provided. | | | | | | | |  | | |  |
| **Additional criteria for development for a Park** | | | | | | | | | | | | | | |
| **PO121**  Development for a Park([57](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e571734)) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:   1. public benefit and enjoyment is maximised; 2. impacts on the asset life and integrity of park structures is minimised; 3. maintenance and replacement costs are minimised. | | | **E121**  Development for a Park([57](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e571734)) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design. | | | | | | | |  | | |  |
| **Riparian and wetland setbacks** | | | | | | | | | | | | | | |
| **PO122**  Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values.  This is achieved by recognising and responding to the following matters:   1. impact on fauna habitats; 2. impact on wildlife corridors and connectivity; 3. impact on stream integrity; 4. impact of opportunities for revegetation and rehabilitation planting; 5. edge effects. | | | **E122**  Development does not occur within:   1. 50m from top of bank for W1 waterway and drainage line 2. 30m from top of bank for W2 waterway and drainage line 3. 20m from top of bank for W3 waterway and drainage line 4. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.  |  | | --- | | Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks. | | | | | | | | |  | | |  |
| **Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)** | | | | | | | | | | | | | | |
| **PO123**  Landscaping   1. complements the coastal landscape character and amenity; 2. has known resilience and robustness in the coastal environment;   Fences and walls:   1. do not appear visually dominant or conspicuous within its setting; 2. reduce visual appearance through the use of built form articulation, setbacks, and plant screening; 3. use materials and colours that are complementary to the coastal environment.   Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements.  Vegetation that contributes to bayside character and identity are:   1. retained; 2. protected from development diminishing their significance. | | | **E123**  Where located in the Locally Important (Coast) scenic amenity overlay:   1. landscaping comprises indigenous coastal species; 2. fences and walls are no higher than 1m; and 3. existing pine trees, palm trees, mature fig and cotton trees are retained. 4. where over 12m in height, the building design includes the following architectural character elements:    1. curving balcony edges and walls, strong vertical blades and wall planes;    2. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;    3. roof top outlooks, tensile structures as shading devices;    4. lightweight structures use white frame elements in steel and timber, bold colour contrast. | | | | | | | |  | | |  |

**Figure 7.2.1.1.1 - Redcliffe Seaside Village Urban Design Elements**



**Figure 7.2.1.1.2 - Articulation of building form with steps and recesses**



|  |  |  |
| --- | --- | --- |
| **Table 7.2.1.1.3 Setbacks (Maximum and minimums)** | | |
| **Boundary** | **Height**  **(for that part of the building only)** | **Setback (maximum and minimum)**  ***OMP - outer most projection***  ***Min - Minimum***  ***Max - Maximum*** |
| **Frontage**  **(primary)** | 12m or less | Max 0m to wall;  OR  Max 3m to wall  - for sites identified as having an Active Frontage - Separate buildings, setback from street on Figure 7.2.1.1.1. |
| Greater than 12m | Min 6m to wall  Min 4.5m to OMP |
| **Frontage**  **(secondary)** | 12m or less | Max 0m to wall;  OR  Max 3m to wall  - for sites identified as having an Active Frontage - Separate buildings, setback from street on Figure 7.2.1.1.1. |
| Greater than 12m | Min 4.5m to OMP |
| **Side** | 12m or less | 0m to OMP and wall if adjoining:  i. an existing blank wall; or  ii. a blank wall shown on a current development approval or development application; or  iii. a vacant site.  OR  Min 3m to OMP and wall if adjoining:  i. an existing wall with windows or openings; or  ii. a wall with windows or openings shown on a current development approval or development application. |
| Greater than 12m to 21m | Min 4.5m to OMP |
| Greater than 21m | Min 6m to OMP |
| **Rear** | 12m or less | 0m to OMP if adjoining:  i. an existing blank wall; or  ii. a blank wall shown on a current development approval or development application; or  iii. a vacant site.  OR  Min 4.5m to OMP  if adjoining:  i. an existing wall with windows or openings; or  ii. a wall with windows or openings shown on a current development approval or development application. |
| Greater than 12m | Min 6m to OMP |