

## 6 Zones

### 6.2.11 Rural residential zone code

#### 6.2.11.1 Application - Rural residential zone

This code applies to assessing development in the Rural residential zone, if:

1. self-assessable or assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment (Part 5);
2. impact assessable development (Part 5).

When using this code, reference should be made to 5.3.1 'Process for determining the level of assessment' and, where applicable, 5.3.2 'Rules for determining the level of assessment' located in Part 5.

A dwelling house<sup>(22)</sup> in this zone is not subject to Schedule 4 of Sustainable Planning Regulation 2009. There development associated with a dwelling house<sup>(22)</sup> is subject to the relevant provisions in this code and not the dwelling house code.

#### 6.2.11.2 Purpose - Rural residential zone

1. The purpose of the Rural residential zone is to provide for residential development on large lots where infrastructure and services may not be provided and where the intensity of residential development is generally dispersed. The zone is generally located at the urban-rural fringe, having a semi-rural or bushland amenity and character with a strong dominance of open area and scope for planting. Development is characteristically low density (large lots), low intensity of built form and catering for a range of lifestyle choices. The opportunity and ability for rural uses to occur is retained. Limited provision for other low intensity non-residential uses is also provided where it is demonstrated they have minimal adverse impacts on the amenity and character of the zone.
2. The Rural residential zone seeks to implement the policy direction set in Part 3, Strategic Framework.
3. The purpose of the Rural residential zone will be achieved through the following overall outcomes:
  - a. A range of larger lots used primarily for residential (lifestyle) activities with limited provision of infrastructure. Residential uses are limited to a single dwelling house<sup>(22)</sup> per allotment. A secondary dwelling is permitted provided it functions and appears subordinate to the principal dwelling house<sup>(22)</sup>.
  - b. The ongoing operation of existing rural uses and primary production activities is retained. Rural uses and primary production activities establish where they do not adversely impact on the use, character and amenity values of adjoining properties.
  - c. Development maintains a distinct and recognisable transition between more intensively urbanised areas of the region, and the region's largely undeveloped rural hinterland.
  - d. Development does not detrimentally impact upon the low density, low intensity and open area character and amenity associated with the Rural residential zone.
  - e. Development does not fragment, pre-empt or compromise the potential for development in areas identified as potential future growth fronts for urban purposes beyond the life of the planning scheme.

Note - The potential future growth areas are shown on Overlay map - Rural residential lot sizes as having no further subdivision.

- f. Development does not adversely affect the operation of aviation facilities at Mt Glorious (See Overlay map - Infrastructure buffers). This aviation facility comprise a VHF beacon.
- g. Home based business<sup>(35)</sup> establish where the scale and intensity of the activity does not detrimentally impact upon the low density, low intensity and open area character and amenity associated with the Rural residential zone.

- h. Retail and commercial activity group uses establish within existing Neighbourhood Hubs (see Overlay map - Community activities and neighbourhood hubs). Redevelopment or development within existing Neighbourhood Hubs occurs where:
  - i. development does not result in nuisance or amenity impacts on adjoining residents or the wider streetscape;
  - ii. development is small scale, low intensity and consistent with the rural residential character and amenity associated with the particular Neighbourhood hub; and
  - iii. development associated with retail and commercial activity group activities does not involve the expansion of existing Neighbourhood hubs onto adjoining lots.
- i. Community activity group uses establish within existing Community Activities locations (see Overlay map - Community activities and neighbourhood hubs). Community activity group activities may only establish on lots that immediately adjoin existing Community activities and neighbourhood hubs only. Redevelopment or development within existing Community Activities locations, or on lots immediately adjoining Community activities and neighbourhood hubs occurs where:
  - i. development does not result in nuisance or amenity impacts on adjoining residents or the wider streetscape; and
  - ii. development is small scale, low intensity and consistent with the rural residential character and amenity associated with the particular Community Activities location.
- j. Development generating high volumes of traffic or involving heavy vehicle traffic movements are located on roads of a standard and capacity to accommodate traffic demand.
- k. Development does not result in the establishment of industrial activities.
- l. General works associated with the development achieves the following:
  - i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services is provided to new developments to meet the current and future needs of users of the site;
  - ii. the development manages stormwater to:
    - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
    - B. prevent stormwater contamination and the release of pollutants;
    - C. maintain or improve the structure and condition of drainage lines and riparian areas;
    - D. avoid off-site adverse impacts from stormwater.
  - iii. the development does not result in unacceptable impacts on the capacity on the capacity and safety of the external road network;
  - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
  - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- m. Activities associated with a use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke;
- n. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.
- o. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- p. Development in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.

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

<ul style="list-style-type: none"> <li>• Animal husbandry<sup>(4)</sup></li> <li>• Animal keeping<sup>(5)</sup> - excluding catteries and kennels</li> <li>• Aquaculture<sup>(6)</sup> - if water area associated with ponds and dams are less than 200m<sup>2</sup> or housed tanks are less than 50m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Dwelling house<sup>(22)</sup></li> <li>• Emergency services<sup>(25)</sup></li> <li>• Environment facility<sup>(26)</sup></li> <li>• Home based business<sup>(35)</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Permanent plantation<sup>(59)</sup></li> <li>• Retail and Commercial Activity Group - where in a Neighbourhood Hub</li> <li>• Roadside stall<sup>(68)</sup></li> </ul>
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<ul style="list-style-type: none"> <li>Community Activity Group - where in or adjoining a Community Activity location</li> <li>Community residence<sup>(16)</sup></li> <li>Cropping<sup>(19)</sup>, where not forestry for wood production</li> </ul>	<ul style="list-style-type: none"> <li>Intensive horticulture<sup>(40)</sup> - where on lots 1 ha or more</li> <li>Non resident workforce accommodation<sup>(52)</sup> - where on lots 2 ha or more</li> <li>Outdoor sports and recreation<sup>(55)</sup> - if located on Council owned or controlled land and in accordance with a Council approved Master Plan</li> <li>Park</li> </ul>	<ul style="list-style-type: none"> <li>Rural Industry<sup>(70)</sup> - where on lots 1 ha or more and GFA no more than 150m<sup>2</sup></li> <li>Rural workers' accommodation<sup>(71)</sup> - where on lots 2 ha or more</li> <li>Sales office<sup>(72)</sup></li> <li>Telecommunication facility</li> <li>Veterinary services<sup>(87)</sup> - where on lots 1 ha or more</li> <li>Wholesale nursery<sup>(89)</sup> - where on lots 1 ha or more</li> <li>Winery<sup>(90)</sup></li> </ul>
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Note - Community Activity Group = Child care centre<sup>(13)</sup>, Community care centre<sup>(15)</sup>, Community use<sup>(17)</sup>, Health care services<sup>(33)</sup>, Place of worship<sup>(60)</sup>.

Note - Retail and Commercial Activity Group = Food and drink outlet<sup>(28)</sup>, Office<sup>(53)</sup>, Service industry<sup>(73)</sup>, Shop<sup>(75)</sup>.

s. Development in the Rural residential zone does not include one or more of the following:

<ul style="list-style-type: none"> <li>Adult store<sup>(1)</sup></li> <li>Agricultural supplies store<sup>(2)</sup></li> <li>Air services<sup>(3)</sup></li> <li>Bar<sup>(7)</sup></li> <li>Brothel<sup>(8)</sup></li> <li>Bulk landscape supplies<sup>(9)</sup></li> <li>Car wash<sup>(11)</sup></li> <li>Caretaker's accommodation<sup>(10)</sup></li> <li>Cemetery<sup>(12)</sup></li> <li>Community Activity Group - where not in or adjoining a Community Activity location</li> <li>Crematorium<sup>(18)</sup></li> <li>Cropping<sup>(19)</sup> - where forestry for wood production</li> <li>Detention facility<sup>(20)</sup></li> </ul>	<ul style="list-style-type: none"> <li>High Impact industry<sup>(34)</sup></li> <li>Hospital<sup>(36)</sup></li> <li>Hotel<sup>(37)</sup></li> <li>Intensive animal industry<sup>(39)</sup></li> <li>Landing<sup>(41)</sup></li> <li>Low impact industry<sup>(42)</sup></li> <li>Major sport, recreation and entertainment facility<sup>(44)</sup></li> <li>Marine industry<sup>(45)</sup></li> <li>Medium impact industry<sup>(47)</sup></li> <li>Motor sport facility<sup>(48)</sup></li> <li>Multiple dwelling<sup>(49)</sup></li> <li>Nature-based tourism<sup>(50)</sup></li> <li>Nightclub entertainment facility<sup>(51)</sup></li> <li>Outdoor sales<sup>(54)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Relocatable home park<sup>(62)</sup></li> <li>Renewable energy facility<sup>(63)</sup></li> <li>Research and technology industry<sup>(64)</sup></li> <li>Residential care facility<sup>(65)</sup></li> <li>Resort complex<sup>(66)</sup></li> <li>Retail and Commercial Activity Group - where not in a Neighbourhood Hub</li> <li>Retirement facility<sup>(67)</sup></li> <li>Rooming Accommodation<sup>(69)</sup></li> <li>Service station<sup>(74)</sup></li> <li>Shopping centre<sup>(76)</sup></li> <li>Short-term accommodation<sup>(77)</sup></li> <li>Showroom<sup>(78)</sup></li> <li>Special industry<sup>(79)</sup></li> <li>Theatre<sup>(82)</sup></li> </ul>
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<ul style="list-style-type: none"> <li>• Dual occupancy<sup>(21)</sup></li> <li>• Dwelling unit<sup>(23)</sup></li> <li>• Extractive industry<sup>(27)</sup></li> <li>• Funeral parlour<sup>(30)</sup></li> <li>• Function facility<sup>(29)</sup></li> <li>• Hardware and trade supplies<sup>(32)</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Outdoor sport and recreation<sup>(55)</sup> - where not located on Council owned or controlled land</li> <li>• Parking station<sup>(58)</sup></li> <li>• Port services<sup>(61)</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Tourist attraction<sup>(83)</sup></li> <li>• Tourist park<sup>(84)</sup></li> <li>• Transport depot<sup>(85)</sup></li> <li>• Warehouse<sup>(88)</sup></li> </ul>
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Note - Community Activity Group = Child care centre<sup>(13)</sup>, Community care centre<sup>(15)</sup>, Community use<sup>(17)</sup>, Health care services<sup>(33)</sup>, Place of worship<sup>(60)</sup>.

Note - Retail and Commercial Activity Group = Food and drink outlet<sup>(28)</sup>, Office<sup>(53)</sup>, Service industry<sup>(73)</sup>, Shop<sup>(75)</sup>.

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

### 6.2.11.4 Criteria for assessment

To determine if development is self-assessable, development must comply with the self-assessable acceptable outcomes set out in Part A, Table 6.2.11.1. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria Part A, Table 6.2.11.1, assessment is against the corresponding performance outcomes (PO) identified in the table below. This only occurs wherever a SAO is not met, and is therefore limited to the subject matter of the SAO's that are not complied with. To remove any doubt, for those SAO's that are complied with, there is no need for assessment against the corresponding PO.

Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO1	PO2
SAO2	PO3
SAO3	PO4
SAO4	PO5
SAO5	PO7
SAO6	PO8
SAO7	PO9
SAO8	PO10
SAO9	PO11
SAO10	PO15-PO18
SAO11	PO15-PO18
SAO12	PO19
SAO13	PO20-PO25
SAO14	PO23
SAO15	PO24

Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO16	PO28
SAO17	PO28
SAO18	PO30-PO32
SAO19	PO33
SAO20	PO34
SAO21	PO36
SAO22	PO38
SAO23	PO39
SAO24	PO36
SAO25	PO40, PO43-PO44
SAO26	PO42
SAO27	PO46
SAO28	PO46
SAO29	PO46
SAO30	PO47
SAO31	PO48
SAO32	PO50
SAO33	PO50
SAO34	PO50
SAO35	PO50
SAO36	PO51
SAO37	PO52
SAO38	PO53
SAO39	PO54
SAO40	PO55
SAO41	PO56
SAO42	PO56
SAO43	PO57
SAO44	PO57
SAO45	PO57
SAO46	PO58
SAO47	PO58
SAO48	PO58
SAO49	PO58

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Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO50	PO58
SAO51	PO59
SAO52	PO60
SAO53	PO60
SAO54	PO60
SAO55	PO60
SAO56	PO61
SAO57	PO61
SAO58	PO62
SAO59	PO66-PO67
SAO60	PO66-PO67
SAO61	PO66-PO67
SAO62	PO66-PO67
SAO63	PO68
SAO64	PO68
SAO65	PO69
SAO66	PO70
SAO67	PO70
SAO68	PO71
SAO69	PO72
SAO70	PO73
SAO71	PO73
SAO72	PO73
SAO73	PO74
SAO74	PO74
SAO75	PO76
SAO76	PO76
SAO77	PO76
SAO78	PO76
SAO79	PO76
SAO80	PO76
SAO81	PO77
SAO82	PO79
SAO83	PO80

Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO84	PO78, PO81
SAO85	PO81
SAO86	PO81
SAO87	PO81
SAO88	PO83
SAO89	PO87
SAO90	PO88
SAO91	PO88
SAO92	PO89
SAO93	PO90
SAO94	PO91
SAO95	PO92-PO103
SAO96	PO92-PO103
SAO97	PO104
SAO98	PO105
SAO99	PO106
SAO100	PO107
SAO101	PO108
SAO102	PO109
SAO103	PO109
SAO104	PO110-PO111
SAO105	PO110-PO111
SAO106	PO113
SAO107	PO113
SAO108	PO113
SAO109	PO114
SAO110	PO115
SAO111	PO116
SAO112	PO117
SAO113	PO118
SAO114	PO118
SAO115	PO121
SAO116	PO119
SAO117	PO119

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Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO118	PO119
SAO119	PO119
SAO120	PO120
SAO121	PO120
SAO122	PO122
SAO123	PO123-PO124
SAO124	PO125
SAO125	PO127-PO129, PO131-PO133
SAO126	PO127-PO129, PO131-PO133
SAO127	PO127-PO129, PO131-PO133
SAO128	PO130
SAO129	PO134
SAO130	PO135
SAO131	PO136
SAO132	PO137
SAO133	PO138
SAO134	PO138

Where development is code assessable development in the Table of Assessment, and located in a precinct, the assessment criteria for that development are set out in Part B, Table 6.2.11.2.

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

### Part A — Criteria for self-assessable development - Rural residential zone

**Table 6.2.11.1 Self-assessable development - Rural residential zone**

Self-assessable acceptable outcomes	
<b>General criteria</b>	
<b>Development footprint</b>	
<b>SAO1</b>	Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within the development footprint.
<b>Building height</b>	
<b>SAO2</b>	Unless otherwise specified in this code, the building height of all buildings and structures does not exceed 5m.
<b>Building on sloping land between 10% and 15%</b>	
<b>SAO3</b>	Building and site design on slopes between 10% and 15%: <ol style="list-style-type: none"> <li>a. use split-level, multiple-slab, pier or pole construction;</li> </ol>

	<p>b. avoid single-plane slabs and benching; and</p> <p>c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm.</p> <p>Note - This provision does not apply to outbuildings or where a development footprint exists for a lot</p>
<b>Setback</b>	
<b>SAO4</b>	<p>Unless otherwise specified in this code, the minimum setbacks from a property boundary are as follows:</p> <p>a. road boundary – 6m</p> <p>b. side boundary – 4.5m</p> <p>c. rear boundary – 4.5m.</p> <p>Note - This provision does not apply where a development footprint exists for a lot.</p> <p>Note - Where located in a bushfire hazard area (see Overlay map - Bushfire hazard) a greater setback may be required. See values and constraints criteria Bushfire hazard.</p>
<b>Lighting</b>	
<b>SAO5</b>	<p>Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.</p> <p>Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day</p>
<b>Waste treatment</b>	
<b>SAO6</b>	<p>All concentrated animal use areas (eg sheds, pens, holding yards, stables, kennels) are provided with site drainage to ensure all stormwater run-off is directed to suitable detention basins, filtration or other treatment areas.</p>
<b>Site cover</b>	
<b>SAO7</b>	<p>Site cover of all buildings and roofed structures does not exceed:</p> <p>a. On lots equal to or less than 1 ha, 15% of the site or 750m<sup>2</sup>, whichever is the lesser.</p> <p>b. On lots greater than 1 ha, 7.5% of the site or 1500m<sup>2</sup>, whichever is the lesser.</p> <p>Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.2, A3. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council.</p>
<b>Rural uses setbacks</b>	
<b>SAO8</b>	<p>The following uses and associated buildings and structures are setback from all property boundaries as follows:</p> <p>a. Animal husbandry<sup>(4)</sup> (buildings only) - 10m</p> <p>b. Animal keeping<sup>(5)</sup>, excluding catteries and kennels - 20m</p>

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	<ul style="list-style-type: none"> <li>c. Aquaculture<sup>(6)</sup> involving ponds or water behind dams - 100m</li> <li>d. Aquaculture<sup>(6)</sup> involving the housing of tanks - 20m</li> <li>e. Cropping<sup>(19)</sup> (buildings only) - 10m</li> <li>f. Intensive horticulture<sup>(40)</sup> - 10m</li> <li>g. Permanent plantations<sup>(59)</sup> - 25m</li> <li>h. Rural Industry<sup>(70)</sup> - 20m</li> <li>i. Wholesale nursery<sup>(89)</sup> - 10m</li> <li>j. Veterinary services<sup>(87)</sup> - 10m.</li> </ul>
<b>Car parking (for other than Non-resident workforce accommodation and Rural workers' accommodation)</b>	
<b>SAO9</b>	On-site car parking is provided in accordance with Schedule 7 - Car parking.
<b>Hazardous Chemicals</b>	
<b>SAO10</b>	All development that involves the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.1 Hazardous Chemicals Self-Assessable Thresholds complies with Schedule 9, Table 9.0.3 Hazardous Chemicals Self-Assessable Criteria.
<b>SAO11</b>	Development does not involve the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.2 Hazardous Chemicals Assessable Thresholds.
<b>Clearing of habitat trees where not located in the Environmental areas overlay map</b>	
<b>SAO12</b>	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ul style="list-style-type: none"> <li>a. Clearing of a habitat tree located within an approved development footprint;</li> <li>b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;</li> <li>c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> <li>d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;</li> <li>e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</li> <li>f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</li> <li>g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</li> <li>h. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.</li> </ul>

	Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.
Works criteria	
Utilities	
<b>SAO13</b>	Where available, the development is connected to: <ul style="list-style-type: none"> <li>a. an existing reticulated electricity supply;</li> <li>b. telecommunications and broadband;</li> <li>c. reticulated sewerage;</li> <li>d. reticulated water;</li> <li>e. sealed and dedicated road.</li> </ul>
<b>SAO14</b>	Where not in a sewerred area, the development is serviced by an appropriate on-site sewerage facility. <p>Note - A site and soil evaluation report is generally required to demonstrate compliance with this outcome. Reports are to be prepared in accordance with AS1547 On-site domestic wastewater management and the Queensland Plumbing and Wastewater Code.</p>
<b>SAO15</b>	Where not in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is provided with an adequate water supply of 45,000 litres by way of on-site storage which provides equivalent water quality and reliability to support the use requirements of the development.
Access	
<b>SAO16</b>	Any new or changes to existing site access and driveways are designed and located in accordance with: <ul style="list-style-type: none"> <li>a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or</li> <li>b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</li> </ul>
<b>SAO17</b>	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
Stormwater	
<b>SAO18</b>	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises in accordance with Planning scheme policy – Integrated design. <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>
Site works and construction management	
<b>SAO19</b>	The site and any existing structures are to be maintained in a tidy and safe condition.

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<b>SAO20</b>	Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.
<b>SAO21</b>	Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
<b>SAO22</b>	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.
<b>SAO23</b>	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
<b>SAO24</b>	Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
<b>Earthworks</b>	
<b>SAO25</b>	The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798.  Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures
<b>SAO26</b>	Filling or excavation does not result in:  a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken.  Note - Public sector entity is defined in the Sustainable Planning Act 2009.
<b>Fire services</b>	
Note - The provisions under this heading only apply if:	
a. the development is for, or incorporates:	
i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or	
ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or	
iii. material change of use for a Tourist park <sup>(84)</sup> with accommodation in the form of caravans or tents; or	
iv. material change of use for outdoor sales <sup>(54)</sup> , outdoor processing or outdoor storage where involving combustible materials.	
AND	
b. none of the following exceptions apply:	
i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or	
ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.	

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

<b>SAO27</b>	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005):</p> <ol style="list-style-type: none"> <li>a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks<sup>(84)</sup> or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;</li> <li>b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);</li> <li>c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: <ol style="list-style-type: none"> <li>i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;</li> <li>ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;</li> <li>iii. - for outdoor sales<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, outdoor processing and outdoor storage facilities; and</li> </ol> </li> <li>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.</li> </ol>
<b>SAO28</b>	<p>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:</p> <ol style="list-style-type: none"> <li>a. an unobstructed width of no less than 3.5m;</li> <li>b. an unobstructed height of no less than 4.8m;</li> <li>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</li> <li>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</li> </ol>
<b>SAO29</b>	<p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
<b>SAO30</b>	<p>For development that contains on-site fire hydrants external to buildings:</p> <ol style="list-style-type: none"> <li>a. those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>b. a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> <li>i. the overall layout of the development (to scale);</li> <li>ii. internal road names (where used);</li> <li>iii. all communal facilities (where provided);</li> <li>iv. the reception area and on-site manager's office (where provided);</li> <li>v. external hydrants and hydrant booster points;</li> <li>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</li> </ol> </li> </ol>

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	<p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> <li>in a form;</li> <li>of a size;</li> <li>illuminated to a level;</li> </ol> <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>
<b>SAO31</b>	<p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>
<b>Use specific criteria</b>	
<b>Community activities group adjoining Community activities and neighbourhood hubs</b>	
<b>SAO32</b>	Development provides car parking spaces in accordance with Schedule 7 - car parking; or retains the number of car parking spaces currently provided on the site (except where reduction is required for the provision of cycle parking), whichever is the greater.
<b>SAO33</b>	Car parking spaces (other than existing spaces) are not located in front of the main building line.
<b>SAO34</b>	<p>Development does not result in a reduction in bin storage areas.</p> <p>Note - Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>
<b>SAO35</b>	Development does not result in a reduction in the area (m <sup>2</sup> ) or standard of established landscaping on-site.
<b>Dwelling house<sup>(22)</sup></b>	
<b>SAO36</b>	Residential density does not exceed one dwelling house <sup>(22)</sup> per lot.
<b>SAO37</b>	<p>Building height for a dwelling house<sup>(22)</sup> does not exceed:</p> <ol style="list-style-type: none"> <li>that on Overlay map - Building heights for a dwelling house<sup>(22)</sup>; or</li> <li>for domestic outbuildings and free standing carports and garages, building height does not exceed 4m.</li> </ol>
<b>SAO38</b>	<p>Setbacks are as follows:</p> <ol style="list-style-type: none"> <li>Where a dwelling house<sup>(22)</sup> or outbuilding has a building height of 3m or less: <ol style="list-style-type: none"> <li>road boundary - 6m</li> <li>side boundary - 1.5m</li> <li>rear boundary - 1.5m.</li> </ol> </li> </ol>

	<p>b. Where a dwelling house<sup>(22)</sup> or outbuilding has a building height greater than 3m and less than 8.5m:</p> <ul style="list-style-type: none"> <li>i. road boundary - 6m</li> <li>ii. side boundary - 4.5m</li> <li>iii. rear boundary - 4.5m.</li> </ul> <p>Note - Where located in a bushfire hazard area (see Overlay map - Bushfire hazard) a greater setback may be required. See values and constraints criteria Bushfire hazard.</p> <p>Note - Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d). Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council.</p> <p>Note - This provision does not apply where a development footprint exists for a lot.</p>
<b>SAO39</b>	Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within the development footprint.
<b>SAO40</b>	<p>Building and site design on slope between 10% and 15% must:</p> <ul style="list-style-type: none"> <li>a. use split-level, multiple-slab, pier or pole construction;</li> <li>b. avoid single-plane, and benching;</li> <li>c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm.</li> </ul> <p>Note - This provision does not apply to outbuildings or any building work.</p> <p>Note - This provision does not apply where a development footprint exists for a lot.</p>
<b>SAO41</b>	<p>For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and any dwelling house<sup>(22)</sup> or outbuilding on the land:-</p> <ul style="list-style-type: none"> <li>a. RL 39.63m AHD being the full supply level of Lake Samsonvale; and</li> <li>b. RL 21m AHD being the full supply level of Lake Kurwongbah.</li> </ul> <p>OR</p> <p>No part of any dwelling house<sup>(22)</sup> or outbuilding on Lot 5 RP111651 or Lot RP111653 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p> <p>Editor's Note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers.</p>
<b>SAO42</b>	Waste/effluent disposal systems are located at least:-

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	<p>a. 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653; and</p> <p>b. 400m from RL 39.63m AHD being the full supply level of Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah.</p> <p>Editor's Note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers.</p>
<b>Dwelling house<sup>(22)</sup> where including a secondary dwelling</b>	
<b>SAO43</b>	The maximum GFA for a secondary dwelling is 100m <sup>2</sup> .
<b>SAO44</b>	The secondary dwelling obtains access from the existing driveway giving access to the dwelling house <sup>(22)</sup> .
<b>SAO45</b>	The secondary dwelling is located within 50m of the dwelling house <sup>(22)</sup> .
<b>Home based business<sup>(35)</sup></b>	
<b>SAO46</b>	The home based business(s) <sup>(35)</sup> , including any storage, are fully contained within a dwelling or on-site structure.
<b>SAO47</b>	<p>Up to 2 additional non-resident, either employees or customers, are permitted on the site at any one time, except where involving the use of heavy vehicles, where no employees are permitted.</p> <p>Note - This provision does not apply to Bed and Breakfast or farmstay business.</p>
<b>SAO48</b>	<p>The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows:</p> <p>a. 1 heavy vehicle;</p> <p>b. 1 trailer;</p> <p>c. Up to 3 motor vehicles.</p> <p>Note - The car parking provision associated with the dwelling house<sup>(22)</sup> is in addition to this requirement.</p>
<b>SAO49</b>	Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining lots by either planting, wall(s), fence(s) or a combination at least 1.8m in height along the length of those areas.
<b>SAO50</b>	Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.
<b>SAO51</b>	<p>Hours of operation to be restricted to 8.00am to 6.00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day, except for:</p> <p>a. bed and breakfast or farm stay business which may operate on a 24 hour basis,</p> <p>b. office or administrative activities that do not generate non-residents visiting the site such as book keeping and computer work,</p> <p>c. starting and warming up of heavy vehicles, which can commence at 7.00am.</p>
<b>SAO52</b>	The home based business(s) <sup>(35)</sup> do not generate noise that is audible from the boundary of the site.

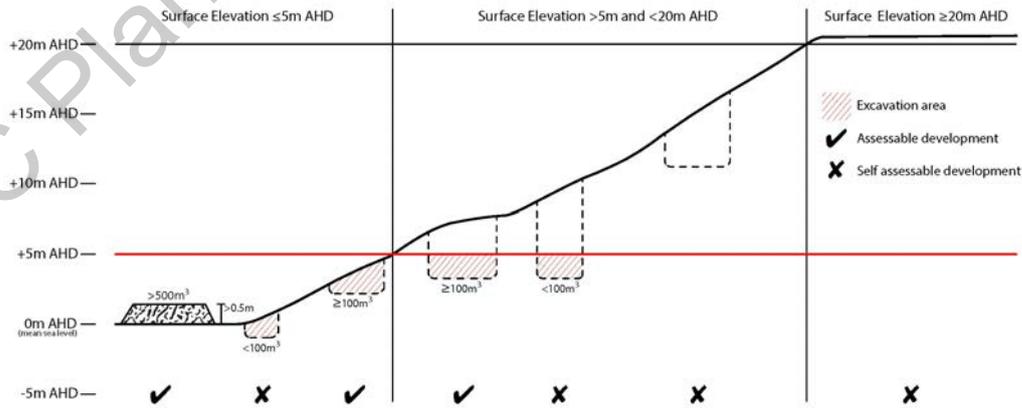
	<p>Note - Guidance as acceptable noise is provided in the standards listed in the Environmental Protection (Noise) Policy 2008.</p> <p>Note - This provision does not apply to the use of heavy vehicles or motor vehicles.</p>
<b>SAO53</b>	<p>Activities associated with a use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.</p> <p>Note - Nuisance is defined in the Environmental Protection Act 1994.</p>
<b>SAO54</b>	<p>The home based business<sup>(35)</sup> does not involve vehicle servicing or major repairs, including spray painting or panel beating.</p> <p>Note - Vehicle servicing excludes general maintenance of a vehicle such as, but not limited to, changing of tyres, engine fluids, filters, and parts such as batteries and plugs.</p>
<b>SAO55</b>	<p>The home based business<sup>(35)</sup> does not involve an environmentally relevant activity (ERA) as defined in the Environmental Protection Regulations 2008.</p>
<b>SAO56</b>	<p>Only goods grown, produced or manufactured on-site are sold from the site.</p>
<b>SAO57</b>	<p>Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from the boundary of the site.</p>
<b>SAO58</b>	<p>For bed and breakfast and farmstays:</p> <ol style="list-style-type: none"> <li>overnight accommodation is provided in the dwelling house<sup>(22)</sup> of the accommodation operator;</li> <li>maximum 4 bedroom are provided for a maximum of 10 guests;</li> <li>meals are served to paying guests only;</li> <li>rooms do not contain food preparation facilities.</li> </ol>
<b>Non-resident workforce accommodation<sup>(52)</sup></b>	
<b>SAO59</b>	<p>No more than 1 Non-resident workforce accommodation<sup>(52)</sup> use per site.</p>
<b>SAO60</b>	<p>Non-resident workforce accommodation<sup>(52)</sup> is contained within 1 structure.</p>
<b>SAO61</b>	<p>Non-resident workforce accommodation<sup>(52)</sup> obtains access from the existing driveway giving access to the Dwelling house<sup>(22)</sup>.</p>
<b>SAO62</b>	<p>Non-resident workforce accommodation<sup>(52)</sup> is located within 20m of the Dwelling house<sup>(22)</sup>.</p>
<b>SAO63</b>	<p>For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and any Non-resident workforce accommodation<sup>(52)</sup> on the land:-</p> <ol style="list-style-type: none"> <li>RL 39.63m AHD being the full supply level to Lake Samsonvale; and</li> <li>RL 21m AHD being the full supply level to Lake Kurwongbah.</li> </ol> <p>OR</p> <p>No part of any Non-resident workforce accommodation<sup>(52)</sup> on Lot 5 RP111651 or Lot 10 RP111653 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p>

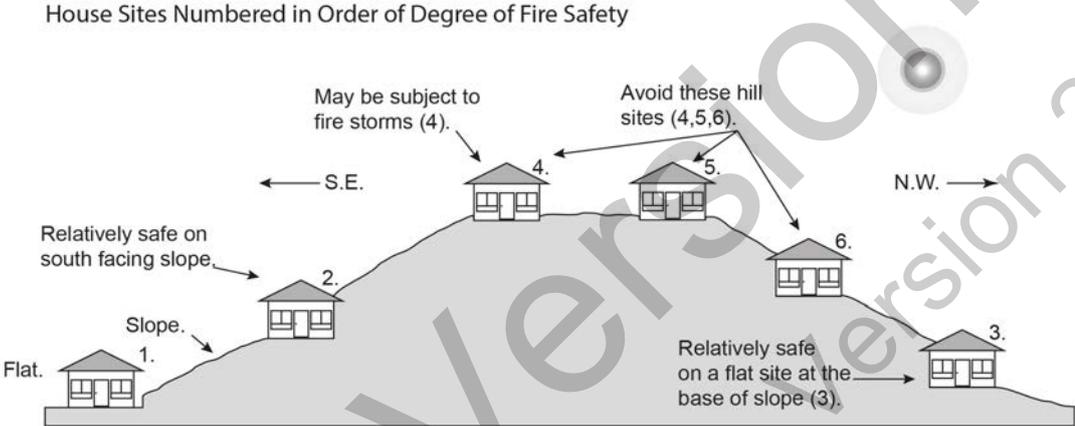
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	Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers
<b>SAO64</b>	<p>Waste/effluent disposal systems are located at least:-</p> <ol style="list-style-type: none"> <li>80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653; and</li> <li>400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah.</li> </ol> <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
<b>Permanent plantation</b> <sup>(59)</sup>	
<b>SAO65</b>	Planting only comprises native species naturally occurring in the area.
<b>Retail and commercial activities and Community activities groups</b>	
<b>SAO66</b>	Development provides car parking spaces in accordance with Schedule 7 - Car parking; or retains the number of car parking spaces currently provided on the site (except where reduction is required for the provision of cycle parking), whichever is the greater.
<b>SAO67</b>	Car parking spaces (other than existing spaces) are not located in front of the main building line.
<b>SAO68</b>	<p>Development does not result in a reduction in bin storage areas.</p> <p>Note - Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>
<b>SAO69</b>	Development does not result in a reduction in the area (m <sup>2</sup> ) or standard of established landscaping on-site.
<b>Roadside stall</b> <sup>(68)</sup>	
Note - These provisions do not apply to a home based business <sup>(35)</sup> .	
<b>SAO70</b>	No more than one roadside stall <sup>(68)</sup> per property.
<b>SAO71</b>	Goods offered for sale are only goods grown, produced or manufactured on the site
<b>SAO72</b>	The maximum area associated with a roadside stall <sup>(68)</sup> , including any larger separate items displayed for sale, does not exceed 20m <sup>2</sup> .
<b>SAO73</b>	Car parking for 2 vehicles is provided off the road carriage way and on the property.
<b>SAO74</b>	The roadside stall <sup>(68)</sup> is located no closer than 100m from an intersection.
<b>Rural workers' accommodation</b> <sup>(71)</sup>	
<b>SAO75</b>	No more than 1 Rural workers' accommodation <sup>(71)</sup> per site.
<b>SAO76</b>	Rural workers' accommodation <sup>(71)</sup> is contained within 1 structure.
<b>SAO77</b>	Rural workers' accommodation obtains access from the existing driveway giving access to the dwelling house <sup>(22)</sup> .

<b>SAO78</b>	Rural workers' accommodation <sup>(71)</sup> are located within 20m of the dwelling house <sup>(22)</sup> .
<b>SAO79</b>	For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and Rural workers' accommodation on the land:- a. RL 39.63m AHD being the full supply level to Lake Samsonvale; and b. RL 21m AHD being the full supply level to Lake Kurwongbah.  OR No part of any Rural workers' accommodation <sup>(71)</sup> on Lot 5 RP111651 or Lot 10 RP111653 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.  Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers
<b>SAO80</b>	Waste/effluent disposal systems are located at least:- a. 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653; and b. 400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah.  Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers
<b>Sales office</b> <sup>(72)</sup>	
<b>SAO81</b>	A sales office <sup>(72)</sup> is located on the site for no longer than 2 years.
<b>Telecommunications facility</b> <sup>(81)</sup>  Editor's note - In accordance with the Federal legislation Telecommunications facilities <sup>(81)</sup> must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3KHz to 300Ghz.	
<b>SAO82</b>	A minimum of 45m <sup>2</sup> is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
<b>SAO83</b>	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.
<b>SAO84</b>	Equipment shelters and associated structures are located: a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
<b>SAO85</b>	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.

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SAO86	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
SAO87	<p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.</p>
SAO88	All equipment comprising the telecommunications facility <sup>(81)</sup> which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
<p><b>Values and constraints criteria</b></p> <p>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.</p>	
<p><b>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)</b></p> <p>Note - Planning scheme policy - Acid sulfate soils provides guidance for self-assessable development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m<sup>3</sup> and 500m<sup>3</sup> respectively.</p>	
SAO89	<p>Development does not involve:</p> <ol style="list-style-type: none"> <li>excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below 5m Australian Height Datum AHD, or</li> <li>filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m AHD.</li> </ol> 
<p><b>Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)</b></p> <p>Note - For the purposes of section 12 of the Building Regulation 2006, land identified as very high potential bushfire intensity, high potential bushfire intensity, medium potential bushfire intensity or potential impact buffer on the Bushfire hazard overlay map is the 'designated bushfire hazard area'. AS 3959-2009 Construction of buildings in bushfire hazard areas applies within these areas.</p>	

<p><b>SAO90</b></p>	<p>a. Building and structures are:</p> <ol style="list-style-type: none"> <li>i. not located on a ridgeline</li> <li>ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard)</li> </ol> <p>b. Dwellings are located on east to south facing slopes.</p> <p style="text-align: center;">House Sites Numbered in Order of Degree of Fire Safety</p>  <p>(1 being the safest , 6 being the most hazardous.)      From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire &amp; Rescue Service.</p>
<p><b>SAO91</b></p>	<p>Buildings and structures have contained within the site:</p> <ol style="list-style-type: none"> <li>a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater;</li> <li>b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater;</li> <li>c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures;</li> <li>d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and</li> <li>e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%:             <ol style="list-style-type: none"> <li>i. to, and around, each building and other roofed structure; and</li> <li>ii. to each fire fighting water supply extraction point.</li> </ol> </li> </ol> <p>Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959.</p>
<p><b>SAO92</b></p>	<p>The length of driveway:</p> <ol style="list-style-type: none"> <li>a. to a public road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road;</li> <li>b. has a maximum gradient no greater than 12.5%;</li> </ol>

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	<ul style="list-style-type: none"> <li>c. have a minimum width of 3.5m;</li> <li>d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.</li> </ul>
<b>SAO93</b>	<ul style="list-style-type: none"> <li>a. A reticulated water supply is provided by a distributor retailer for the area or, where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is provided and located within 10m of buildings and structures.</li> <li>b. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access to within 3m of that water storage source is provided.</li> <li>c. Where a tank is the nominated on-site fire fighting water storage source, it includes: <ul style="list-style-type: none"> <li>i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;</li> <li>ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 20mm (minimum) to accommodate suction lines.</li> </ul> </li> </ul>
<b>SAO94</b>	Development does not involve the manufacture or storage of hazardous chemicals.

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

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

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

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

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

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

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

**SAO95** Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house<sup>(22)</sup> and all associated facilities\* or an extension to an existing dwelling house<sup>(22)</sup> only, and comprises an area no greater than 1500m<sup>2</sup>.

Note - \*All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.

Editor's note - See in heading above for other uses exempt from native vegetation clearing requirements.

Editor's note - Where self-assessable vegetation clearance is being undertaken, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:

- i. co-locating all associated activities, infrastructure and access strips;
- ii. be the least valued area of koala habitat on the site;
- iii. minimise the footprint of the development envelope area;
- iv. minimise edge effects to areas external to the development envelope;
- v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas;
- vi. sufficient area between the development and koala habitat trees to achieve their long-term viability.

Editor's note - Where self-assessable vegetation clearing is being undertaken, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.

**SAO96** No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.

This does not apply to the following:

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

**Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)**

**SAO97** Development does not result in more than one dwelling house<sup>(22)</sup> per lot within separation areas.

**SAO98** Development within the separation area does not include the following uses:

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	<ul style="list-style-type: none"> <li>a. caretaker's accommodation<sup>(10)</sup>;</li> <li>b. community residence<sup>(16)</sup>;</li> <li>c. dual occupancy<sup>(21)</sup>;</li> <li>d. dwelling unit<sup>(23)</sup>;</li> <li>e. hospital<sup>(36)</sup>;</li> <li>f. rooming accommodation<sup>(69)</sup>;</li> <li>g. multiple dwelling<sup>(49)</sup>;</li> <li>h. non-resident workforce accommodation<sup>(52)</sup>;</li> <li>i. relocatable home park<sup>(62)</sup>;</li> <li>j. residential care facility<sup>(65)</sup>;</li> <li>k. resort complex<sup>(66)</sup>;</li> <li>l. retirement facility<sup>(67)</sup>;</li> <li>m. rural workers' accommodation<sup>(71)</sup>;</li> <li>n. short-term accommodation<sup>(77)</sup>;</li> <li>o. tourist park<sup>(84)</sup>.</li> </ul>
<b>SAO99</b>	<p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> <li>a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008;</li> <li>b. provided with mechanical ventilation.</li> </ul>
<b>SAO100</b>	Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.
<b>Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</b>	
<b>SAO101</b>	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> <li>a. Caretaker's accommodation<sup>(10)</sup>, except where located in the Extractive industry zone;</li> <li>b. Community residence<sup>(16)</sup>;</li> <li>c. Dual occupancy<sup>(21)</sup>;</li> <li>d. Dwelling house<sup>(22)</sup>;</li> <li>e. Dwelling unit<sup>(23)</sup>;</li> <li>f. Hospital<sup>(36)</sup>;</li> <li>g. Rooming accommodation<sup>(69)</sup>;</li> <li>h. Multiple dwelling<sup>(49)</sup>;</li> <li>i. Non-resident workforce accommodation<sup>(52)</sup>;</li> <li>j. Relocatable home park<sup>(62)</sup>;</li> <li>k. Residential care facility<sup>(65)</sup>;</li> <li>l. Resort complex<sup>(66)</sup>;</li> <li>m. Retirement facility<sup>(67)</sup>;</li> <li>n. Rural workers' accommodation<sup>(71)</sup>;</li> <li>o. Short-term accommodation<sup>(77)</sup>;</li> <li>p. Tourist park<sup>(84)</sup>.</li> </ul>
<b>SAO102</b>	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive Industry Zone transportation route.
<b>SAO103</b>	A vehicle access point is located, designed and constructed in accordance with the Planning scheme policy - Integrated design.
<b>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</b>	

<p>Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.</p>	
<b>SAO104</b>	<p>Development is for the preservation, maintenance, repair and restoration of the site, object or building.</p> <p>This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.</p> <p>Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions</p>
<b>SAO105</b>	<p>A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy – Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan.</p> <p>This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.</p>
<b>SAO106</b>	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
<b>SAO107</b>	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> <li>construction of any building;</li> <li>laying of overhead or underground services;</li> <li>any sealing, paving, soil compaction;</li> <li>any alteration of more than 75mm to the ground level prior to work commencing.</li> </ol>
<b>SAO108</b>	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>
<p><b>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</b></p>	
<b>SAO109</b>	<p>Development does not:</p> <ol style="list-style-type: none"> <li>involve earthworks exceeding 50m<sup>3</sup>;</li> <li>involve cut and fill having a height greater than 600mm;</li> <li>involve any retaining wall having a height greater than 600mm;</li> <li>redirect or alter the existing flow of surface or groundwater.</li> </ol>
<b>SAO110</b>	<p>Buildings, excluding domestic outbuildings:</p> <ol style="list-style-type: none"> <li>are split-level, multiple-slab, pier or pole construction;</li> <li>are not single plane slab on ground.</li> </ol>
<b>SAO111</b>	<p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>
<p><b>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</b></p>	
<b>SAO112</b>	<p>Development does not include the following uses within a Wastewater treatment site buffer:</p>

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	<ul style="list-style-type: none"> <li>a. Caretaker's accommodation<sup>(10)</sup>;</li> <li>b. Community residence<sup>(16)</sup>;</li> <li>c. Dual occupancy<sup>(21)</sup>;</li> <li>d. Dwelling house<sup>(22)</sup>;</li> <li>e. Dwelling unit<sup>(23)</sup>;</li> <li>f. Hospital<sup>(36)</sup>;</li> <li>g. Rooming accommodation<sup>(69)</sup>;</li> <li>h. Multiple dwelling<sup>(49)</sup>;</li> <li>i. Non-resident workforce accommodation<sup>(52)</sup>;</li> <li>j. Relocatable home park<sup>(62)</sup>;</li> <li>k. Residential care facility<sup>(65)</sup>;</li> <li>l. Resort complex<sup>(66)</sup>;</li> <li>m. Retirement facility<sup>(67)</sup>;</li> <li>n. Rural workers' accommodation<sup>(71)</sup>;</li> <li>o. Short-term accommodation<sup>(77)</sup>;</li> <li>p. Tourist park<sup>(84)</sup>.</li> </ul>
<b>SAO113</b>	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
<b>SAO114</b>	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
<b>SAO115</b>	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): <ul style="list-style-type: none"> <li>a. buildings or structures;</li> <li>b. gates and fences;</li> <li>c. storage of equipment or materials;</li> <li>d. landscaping or earthworks or stormwater or other infrastructure.</li> </ul>
<b>SAO116</b>	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
<b>SAO117</b>	On-site sewerage facilities in a Water supply buffer for a dwelling house <sup>(22)</sup> include: <ul style="list-style-type: none"> <li>a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time;</li> <li>b. a reserve land application area of 100% of the effluent irrigation design area;</li> <li>c. land application areas that are vegetated;</li> <li>d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area);</li> <li>e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.</li> </ul>
<b>SAO118</b>	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
<b>SAO119</b>	Development involving Permanent plantation <sup>(59)</sup> within a Water supply buffer maintains a minimum of 30% ground cover at all times.
<b>SAO120</b>	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.

<b>SAO121</b>	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
<b>SAO122</b>	Development does not include the following uses located within a landfill site buffer: <ul style="list-style-type: none"> <li>a. caretaker's accommodation<sup>(10)</sup>;</li> <li>b. community residence<sup>(16)</sup>;</li> <li>c. dual occupancy<sup>(21)</sup>;</li> <li>d. dwelling house<sup>(22)</sup>;</li> <li>e. dwelling unit<sup>(23)</sup>;</li> <li>f. hospital<sup>(36)</sup>;</li> <li>g. rooming accommodation<sup>(69)</sup>;</li> <li>h. multiple dwelling<sup>(49)</sup>;</li> <li>i. non-resident workforce accommodation<sup>(52)</sup>;</li> <li>j. relocatable home park<sup>(62)</sup>;</li> <li>k. residential care facility<sup>(65)</sup>;</li> <li>l. resort complex<sup>(66)</sup>;</li> <li>m. retirement facility<sup>(67)</sup>;</li> <li>n. rural workers' accommodation<sup>(71)</sup>;</li> <li>o. short term accommodation<sup>(77)</sup>;</li> <li>p. tourist park<sup>(84)</sup>.</li> </ul>
<b>SAO123</b>	All habitable rooms located within an Electricity supply substation buffer are: <ul style="list-style-type: none"> <li>a. located a minimum of 10m from an electricity supply substation<sup>(80)</sup>; and</li> <li>b. acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.</li> </ul>
<b>SAO124</b>	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
<b>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</b>	
<b>SAO125</b>	Development for a material change of use or building work does not involve the construction of a building or structure in an Overland flow path area.
<b>SAO126</b>	Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>
<b>SAO127</b>	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
<b>SAO128</b>	Development for a material change of use or building work that involves a hazardous chemical ensures the hazardous chemicals is not located within an overland flow path area.
<b>SAO129</b>	Development for a material change of use or building work for a Park <sup>(57)</sup> ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
<b>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply)</b>	

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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.

### SAO130

No development is to occur within:

- a. 50m from top of bank for W1 waterway and drainage line
- b. 30m from top of bank for W2 waterway and drainage line
- c. 20m from top of bank for W3 waterway and drainage line
- d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.

Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.

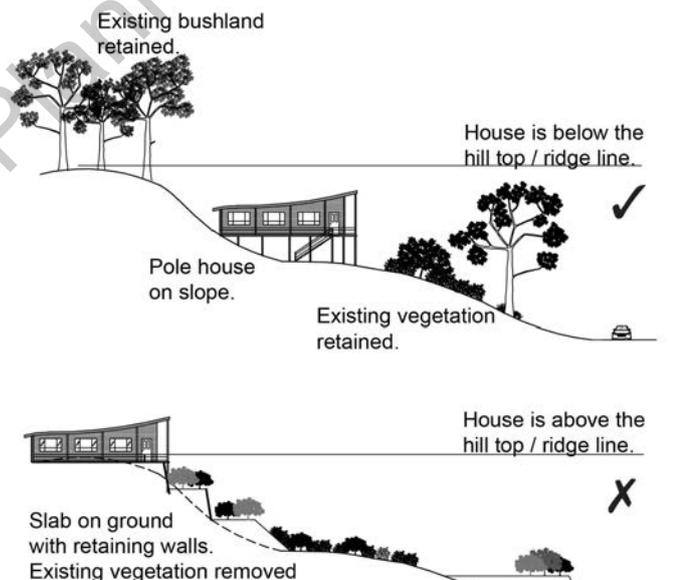
Note - The minimum setback distance applies to the each side of waterway.

**Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)**

### SAO131

Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:

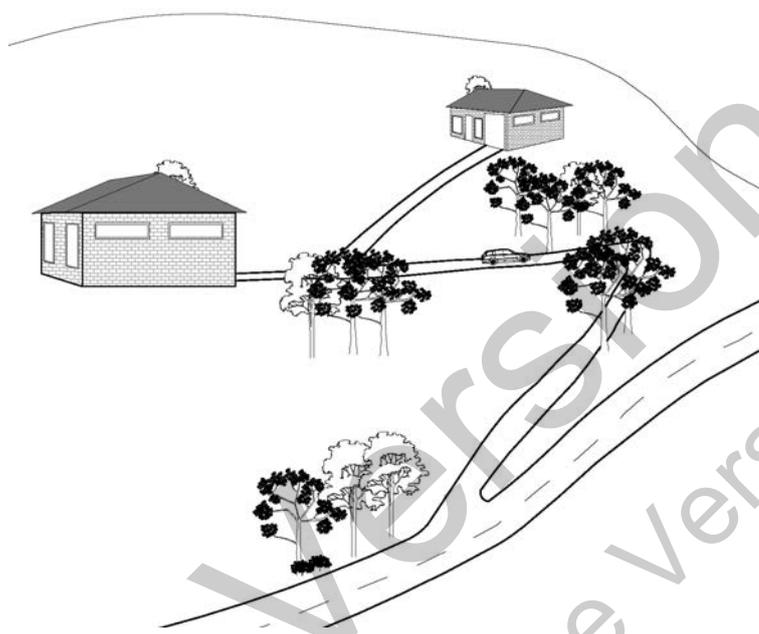
- a. located on a hill top or ridge line; and
- b. all parts of the building and structure are located below the hill top or ridge line.



### SAO132

Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:

- a. go across land contours and do not cut straight up slopes;  
 b. follow natural contours, not resulting in batters or retaining walls being greater than 1m in height.



- SAO133** Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:

Colours from Australian Standard AS2700s – 1996		
G12 – Holly	G53 – Banksia	N44 – Bridge Grey
G13 – Emerald	G54 – Mist Green	N45 – Koala Grey
G14 – Moss Green	G55 – Lichen	N52 – Mid Grey
G15 – Rainforest Green	G56 – Sage Green	N54 – Basalt
G16 – Traffic Green	G62 – Rivergum	N55 – Lead Grey
G17 – Mint Green	G64 – Slate	X54 – Brown
G21 – Jade	G65 – Ti Tree	X61 – Wombat
G22 – Serpentine	N25 – Birch Grey	X62 – Dark Earth
G23 – Shamrock	N32 – Green Grey	X63 – Iron Bark
G24 – Fern Green	N33 – Lightbox Grey	Y51 – Bronze Olive
G25 – Olive	N35 – Light Grey	Y61 – Black Olive
G34 – Avocado	N41 – Oyster	Y63 – Khaki
G52 – Eucalyptus	N42 – Storm Grey	Y66 – Mudstone
	N43 – Pipeline Grey	

Note - In the Rural residential zone, netting, shade cloth and similar coverings associated with agricultural operations are exempt.

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**SAO134** Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.

**Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)**

Note - Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code .

### Part B — Criteria for assessable development - Rural residential zone

**Table 6.2.11.2 Assessable development - Rural residential zone**

Performance Outcomes	Acceptable Outcomes
<b>General</b>	
<p><b>PO1</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. is limited in size, scale and intensity to be compatible with the low density, low rise built form and open area character and amenity anticipated in the Rural residential zone;</li> <li>b. is designed, located and operated in a manner to avoid detrimental impacts on the low density, low rise built form and open area character and amenity anticipated in the Rural residential zone;</li> <li>c. is designed, located and operated in a manner that avoids nuisance impacts on adjoining properties;</li> <li>d. is adequately serviced with necessary infrastructure to meet on-site needs and requirements;</li> <li>e. ensures adequate on-site stormwater and waste disposal is provided to avoid adverse impacts on water quality;</li> <li>f. requires minimal cutting, filling or excavating. Where this occurs, visual impacts are reduced through screening;</li> <li>g. avoids being obtrusive or visually dominant through on-site location, colours and materials of buildings and structures, except where materials such as netting, shade cloth and similar coverings are necessary for agricultural operations; and</li> <li>h. does not result in any instability, erosion or degradation of land, water, soil resource or loss of natural, ecological or biological values.</li> </ul>	No acceptable outcome provided.
<b>Development footprint</b>	

Performance Outcomes	Acceptable Outcomes
<p><b>PO2</b></p> <p>All buildings, structures, associated facilities and infrastructure are contained within an approved development footprint. Development outside of an approved development footprint must:</p> <ul style="list-style-type: none"> <li>a. not be subject to a development constraint such as, but not limited to, flood, steep slope, waterway setbacks and significant vegetation;</li> <li>b. development does not result in any instability, erosion or degradation of land, water, soil resource or loss of natural, ecological or biological values.</li> </ul>	<p><b>A02</b></p> <p>Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within the development footprint.</p>
<b>Building height</b>	
<p><b>PO3</b></p> <p>Building and structure height:</p> <ul style="list-style-type: none"> <li>a. is consistent with the low rise built form and open area character and amenity values anticipated in the Rural residential zone;</li> <li>b. does not unduly impact on access to sunlight, overshadowing or privacy experienced by adjoining properties;</li> <li>c. is not visually dominant or overbearing;</li> <li>d. does not adversely affect the operation of aviation facilities at Mt Glorious (See Overlay map - Major infrastructure) by adopting design or on-site management measures that: <ul style="list-style-type: none"> <li>i. ensures a physical line-of-sight between transmitting or receiving devices.</li> <li>ii. ensure electromagnetic fields do not interfere with the functioning of the aviation facility.</li> </ul> </li> </ul>	<p><b>A03</b></p> <p>Unless otherwise specified in this code, the building height of all buildings and structures does not exceed 5m.</p>
<b>Building on sloping land</b>	
<p><b>PO4</b></p> <p>On slopes between 10% and 15%, building and site design must achieve the following:</p> <ul style="list-style-type: none"> <li>a. use split-level, multiple-slab, pier or pole construction;</li> <li>b. avoid single-plane slabs and benching;</li> </ul>	<p><b>A04</b></p> <p>Building and site design on slopes between 10% and 15%:</p> <ul style="list-style-type: none"> <li>a. use split-level, multiple-slab, pier or pole construction; and</li> <li>b. avoid single-plane slabs and benching;</li> <li>c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm.</li> </ul>

## 6 Zones

Performance Outcomes	Acceptable Outcomes
<p>c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm;</p> <p>d. minimising any visual impact on the Rural residential landscape character; and</p> <p>e. protecting the amenity of adjoining properties.</p>	
Setbacks	
<p><b>PO5</b></p> <p>Setbacks:</p> <p>a. are sufficient to minimise overlooking and maintain privacy of adjoining properties;</p> <p>b. create sufficient separation to ensure buildings are not visually dominant or overbearing on adjoining properties with respect to the low density character and amenity anticipated in the Rural residential zone.</p>	<p><b>AO5</b></p> <p>The minimum setbacks from a property boundary are as follows:</p> <p>a. road boundary - 6m</p> <p>b. site boundary - 4.5m</p> <p>c. rear boundary - 4.5m.</p>
<p><b>PO6</b></p> <p>For those properties within the catchments of Lake Samsonvale or Lake Kurwongbah, development having a waste/effluent disposal system are positioned in a manner which avoids adverse impacts on the water quality of those lakes.</p>	<p><b>AO6</b></p> <p>Waste/effluent disposal systems are located at least:-</p> <p>a. 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653; and</p> <p>b. 400m from RL 39.63m AHD being the full supply level of Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah.</p> <p>Editor's Note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers.</p>
Amenity	
<p><b>PO7</b></p> <p>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.</p>	No acceptable outcome
Waste treatment	
<b>PO8</b>	<b>AO8</b>

Performance Outcomes	Acceptable Outcomes
Stormwater generated on-site is treated and disposed of in an acceptable manner to mitigate any detrimental effects on soil, surface water or ground water quality. Development resulting in the degradation of soil, surface water or ground water quality is avoided.	All concentrated animal use area (eg sheds, pens, holding yards, stables, kennels and other animal enclosures) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.
<b>Site cover</b>	
<p><b>PO9</b></p> <p>Building and roofed structures on a site:</p> <ol style="list-style-type: none"> <li>reflects the detached, low density, low rise built form and open area environment anticipated in the Rural residential zone;</li> <li>does not appear dominant or overbearing;</li> <li>provides generous open areas around buildings for useable private open space, and protects existing vegetation.</li> </ol>	<p><b>AO9</b></p> <p>Site cover of all buildings and roofed structures does not exceed:</p> <ol style="list-style-type: none"> <li>on lots equal to or less than 1 ha, 15% of the site or 750m<sup>2</sup>, whichever is the lesser.</li> <li>on lots greater than 1 ha, 7.5% of the site or 1500m<sup>2</sup>, whichever is the lesser.</li> </ol>
<b>Rural uses setbacks</b>	
<p><b>PO10</b></p> <p>Development ensures that:</p> <ol style="list-style-type: none"> <li>chemical spray, fumes, odour, dust does not drift beyond the property boundary but is contained on-site;</li> <li>unreasonable nuisance or annoyance resulting from - but not limited to - noise, storage of materials and rubbish does not adversely impact upon land users adjacent to, or within the general vicinity;</li> <li>buildings and other structures are consistent with the low density, low rise built form and open area environment anticipated in the Rural residential zone.</li> </ol>	<p><b>AO10</b></p> <p>The following uses and associated buildings are setback from property boundaries as follows:</p> <ol style="list-style-type: none"> <li>Animal husbandry<sup>(4)</sup> (buildings only) - 10m</li> <li>Animal keeping<sup>(5)</sup>, excluding catteries and kennels - 20m</li> <li>Aquaculture<sup>(6)</sup> involving ponds or water behind dams - 100m</li> <li>Aquaculture<sup>(6)</sup> involving the housing of tanks - 20m</li> <li>Community residence<sup>(16)</sup> - 20m</li> <li>Cropping<sup>(19)</sup> (buildings only) - 10m</li> <li>Intensive horticulture<sup>(40)</sup> - 10m</li> <li>Permanent plantations<sup>(59)</sup> - 25m</li> <li>Rural Industry<sup>(70)</sup> - 20m</li> <li>Wholesale nursery<sup>(89)</sup> - 10m</li> <li>Veterinary services<sup>(87)</sup> - 10m.</li> </ol>
<b>Car parking</b>	
<b>PO11</b>	<b>AO11</b>

## 6 Zones

Performance Outcomes	Acceptable Outcomes
<p>On-site car parking associated with an activity provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>On-site car parking is provided at a rate identified in Schedule 7 - Car parking.</p>
<b>Noise</b>	
<p><b>PO12</b></p> <p>Noise generating uses do not adversely affect existing noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No acceptable outcome provided.</p>
<p><b>PO13</b></p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <ol style="list-style-type: none"> <li>a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</li> <li>b. maintaining the amenity of the streetscape.</li> </ol> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p><b>AO13.1</b></p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p><b>AO13.2</b></p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> <li>a. are not visible from an adjoining road or public area unless:               <ol style="list-style-type: none"> <li>i. adjoining a motorway or rail line; or</li> <li>ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible.</li> </ol> </li> <li>b. do not remove existing or prevent future active transport routes or connections to the street network;</li> <li>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</li> </ol> <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
<b>Sensitive land use separation</b>	

Performance Outcomes	Acceptable Outcomes
<p><b>PO14</b></p> <p>Vulnerable land uses within 1500m of any existing Tier 1, 2 or 3 MHF is compatible with MHF risks.</p> <p>Note - To demonstrate compliance with this performance outcome a impact assessment report may be required.</p>	<p>No acceptable outcome provided.</p>
<p><b>Hazardous Chemicals</b></p> <p>Note - To assist in demonstrating compliance with the following performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p> <p>Terms used in this section are defined in State 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p><b>PO15</b></p> <p>Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.</p>	<p><b>AO15.1</b></p> <p>Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of land zoned for vulnerable or sensitive land uses as described below:</p> <p>Dangerous Dose</p> <p>a. For any hazard scenario involving the release of gases or vapours:</p> <ul style="list-style-type: none"> <li>i. AEGL2 (60minutes) or if not available ERPG2;</li> <li>ii. An oxygen content in air &lt;19.5% or &gt;23.5% at normal atmospheric pressure.</li> </ul> <p>b. For any hazard scenario involving fire or explosion:</p> <ul style="list-style-type: none"> <li>i. 7kPa overpressure;</li> <li>ii. 4.7kW/m2 heat radiation.</li> </ul> <p>If criteria AO14.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10<sup>-6</sup>/year.</p> <hr/> <p><b>AO15.2</b></p> <p>Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below:</p> <p>Dangerous Dose</p> <p>a. For any hazard scenario involving the release of gases or vapours:</p>

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Performance Outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> <li>i. AEGL2 (60minutes) or if not available ERPG2;</li> <li>ii. An oxygen content in air &lt;19.5% or &gt;23.5% at normal atmospheric pressure.</li> </ul> <ul style="list-style-type: none"> <li>b. For any hazard scenario involving fire or explosion:               <ul style="list-style-type: none"> <li>i. 7kPa overpressure;</li> <li>ii. 4.7kW/m2 heat radiation.</li> </ul> </li> </ul> <p>If criteria AO14.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of <math>5 \times 10^{-6}</math>/year.</p> <p><b>AO15.3</b></p> <p>Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below:</p> <p>Dangerous Dose</p> <ul style="list-style-type: none"> <li>a. For any hazard scenario involving the release of gases or vapours:               <ul style="list-style-type: none"> <li>i. AEGL2 (60minutes) or if not available ERPG2;</li> <li>ii. An oxygen content in air &lt;19.5% or &gt;23.5% at normal atmospheric pressure.</li> </ul> </li> <li>b. For any hazard scenario involving fire or explosion:               <ul style="list-style-type: none"> <li>i. 14kPa overpressure;</li> <li>ii. 12.6kW/m2 heat radiation.</li> </ul> </li> </ul> <p>If criteria AO14.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of <math>50 \times 10^{-6}</math>/year.</p>
<p><b>PO16</b></p> <p>Buildings and package stores containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.</p>	<p><b>AO16</b></p> <p>Buildings and package stores containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.</p>
<p><b>PO17</b></p>	<p><b>AO17</b></p> <p>Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total</p>

Performance Outcomes	Acceptable Outcomes
Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including fire fighting media.	aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.
<p><b>PO18</b></p> <p>Storage and handling areas, including manufacturing areas, containing hazardous chemicals in quantities greater than 2,500L or kg within a Local Government "flood hazard area" are located and designed in a manner to minimise the likelihood of inundation of flood waters from creeks, rivers, lakes or estuaries.</p>	<p><b>AO18.1</b></p> <p>The base of any tank with a WC &gt;2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively:</p> <ol style="list-style-type: none"> <li>bulk tanks are anchored so they cannot float if submerged or inundated by water; and</li> <li>tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.</li> </ol>
	<p><b>AO18.2</b></p> <p>The lowest point of any storage area for packages &gt;2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.</p>
<b>Clearing of habitat trees where not located within the Environmental areas overlay map</b>	
<p><b>PO19</b></p> <ol style="list-style-type: none"> <li>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</li> <li>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 &gt; 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</li> <li>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</li> </ol> <p>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	No acceptable outcome provided
<b>Works criteria</b>	

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Performance Outcomes	Acceptable Outcomes
<b>Utilities</b>	
<p><b>PO20</b></p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p><b>AO20</b></p> <p>Development is connected to underground electricity.</p>
<p><b>PO21</b></p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No acceptable outcome provided</p>
<p><b>PO22</b></p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No acceptable outcome provided</p>
<p><b>PO23</b></p> <p>The development provides for the treatment and disposal of sewage and other waste water in a way that will not cause environmental harm or pose a risk to public health.</p>	<p><b>AO23.1</b></p> <p>Where in a sewered area, the development is connected to a reticulated sewerage network.</p>
	<p><b>AO23.2</b></p> <p>Where not in a sewered area, the development is serviced by an appropriate on-site sewerage facility.</p> <p>Note - A site and soil evaluation report is generally required to demonstrate compliance with this outcome. Reports are to be prepared in accordance with AS1547 On-site domestic wastewater management and the Queensland Plumbing and Wastewater Code.</p>
	<p><b>AO23.3</b></p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p><b>PO24</b></p> <p>The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.</p>	<p><b>AO24.1</b></p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is connected to the reticulated water supply system in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code and the relevant Water Service Association of Australia (WSAA) codes and standards.</p>
	<p><b>AO24.2</b></p> <p>Where not in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is provided with an adequate water</p>

Performance Outcomes	Acceptable Outcomes
	supply of 45,000 litres by way of on-site storage which provides equivalent water quality and reliability to support the use requirements of the development.
<p><b>PO25</b></p> <p>The development is provided with constructed and dedicated road access.</p>	No acceptable outcome provided
Access	
<p><b>PO26</b></p> <p>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.</p>	No acceptable outcome provided
<p><b>PO27</b></p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> <li>the development of the road network in the area;</li> <li>the function or safety of the road network;</li> <li>the capacity of the road network.</li> </ol> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>	<p><b>AO27.1</b></p> <p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p> <p><b>AO27.2</b></p> <p>The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.</p> <p><b>AO27.3</b></p> <p>The lot layout allows forward access to and from the site.</p>
<p><b>PO28</b></p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p><b>AO28.1</b></p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> <li>Where for a Council-controlled road, AS/NZS2890.1 section 3; or</li> <li>Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</li> </ol> <p><b>AO28.2</b></p> <p>Internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design.</p>

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Performance Outcomes	Acceptable Outcomes
	<p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p><b>AO28.3</b></p> <p>Access driveways, manoeuvring areas and loading facilities provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.</p>
<p><b>PO29</b></p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> <li>a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network;</li> <li>b. ensure the orderly and efficient continuation of the active transport network;</li> <li>c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design.</li> </ol> <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> <li>i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or</li> <li>ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve.</li> </ol> <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	<p>No acceptable outcome provided</p>
<p><b>Stormwater</b></p>	

Performance Outcomes	Acceptable Outcomes
<p><b>PO30</b></p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No acceptable outcome provided</p>
<p><b>PO31</b></p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No acceptable outcome provided</p>
<p><b>PO32</b></p> <p>Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 3 of the SPP.</p> <p>Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	<p>No acceptable outcome provided</p>
<b>Site works and construction management</b>	
<p><b>PO33</b></p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No acceptable outcome provided</p>
<p><b>PO34</b></p> <p>All works on-site are managed to:</p>	<p><b>AO34.1</b></p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning</p>

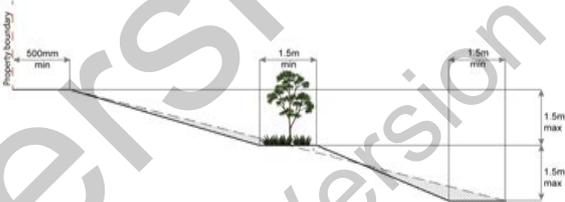
## 6 Zones

Performance Outcomes	Acceptable Outcomes
<p>a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light;</p> <p>b. minimise as far as possible, impacts on the natural environment;</p> <p>c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises;</p> <p>d. avoid adverse impacts on street trees and their critical root zone.</p>	<p>Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <p>a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;</p> <p>b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion;</p> <p>c. stormwater discharge rates do not exceed pre-existing conditions;</p> <p>d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and</p> <p>e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.</p> <p><b>AO34.2</b></p> <p>Stormwater runoff, erosion and sediment controls are constructed prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p><b>AO34.3</b></p> <p>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.</p> <p><b>AO34.4</b></p> <p>Where works are proposed in proximity to an existing street tree, an inspection and a root management plan is undertaken by a qualified arborist which demonstrates and ensures that no permanent damage is caused to the tree.</p>
<p><b>PO35</b></p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p><b>AO35</b></p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p><b>PO36</b></p> <p>All works on-site and the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p>	<p><b>AO36.1</b></p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p>

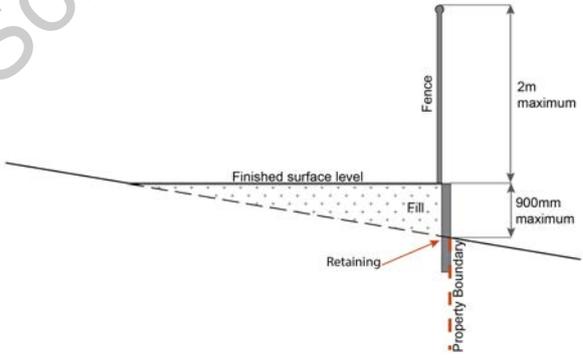
Performance Outcomes	Acceptable Outcomes
<p>Note - Where the amount of imported or exported material is greater than 50m<sup>3</sup>, a haulage route must be identified and approved by Council.</p>	<p><b>AO36.2</b></p> <p>All contractor car parking is either provided on the development site, or on an 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.</p> <p>Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p><b>AO36.3</b></p> <p>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.</p>
<p><b>PO37</b></p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p><b>AO37</b></p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> <li>topsoiled with a minimum compacted thickness of fifty (50) millimetres;</li> <li>grassed.</li> </ol> <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p><b>PO38</b></p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> <li>is limited to the area of infrastructure works, building areas and other necessary areas for the works; and</li> <li>includes the removal of declared weeds and other materials which are detrimental to the intended use of the land;</li> <li>is disposed of in a manner which minimises nuisance and annoyance to existing premises.</li> </ol> <p>Note - No burning of cleared vegetation is permitted.</p>	<p><b>AO38.1</b></p> <p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p> <p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p> <p><b>AO38.2</b></p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> <li>all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or</li> <li>all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</li> </ol> <p>Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.</p>

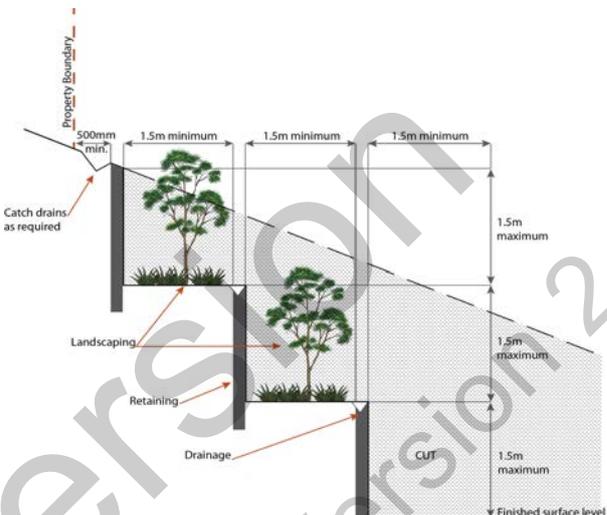
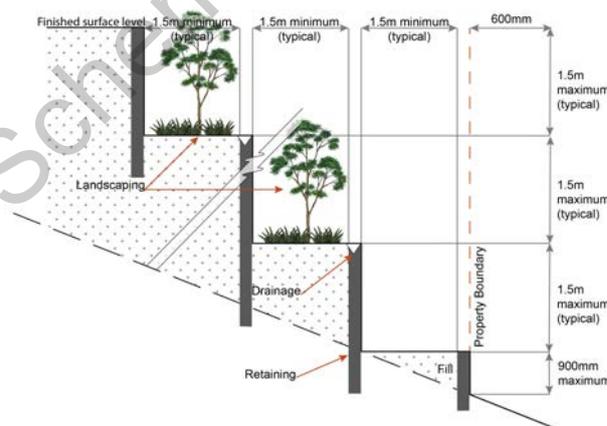
## 6 Zones

Performance Outcomes	Acceptable Outcomes
<p><b>PO39</b></p> <p>Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.</p>	<p>No acceptable outcome provided</p>
<b>Earthworks</b>	
<p><b>PO40</b></p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ul style="list-style-type: none"> <li>a. the natural topographical features of the site;</li> <li>b. short and long-term slope stability;</li> <li>c. soft or compressible foundation soils;</li> <li>d. reactive soils;</li> <li>e. low density or potentially collapsing soils;</li> <li>f. existing fill and soil contamination that may exist on-site;</li> <li>g. the stability and maintenance of steep rock slopes and batters;</li> <li>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</li> </ul> <p>Note - Filling or excavation works are to be completed within six months of the commencement date.</p>	<p><b>AO40.1</b></p> <p>All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.</p>
	<p><b>AO40.2</b></p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p>
	<p><b>AO40.3</b></p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p>
	<p><b>AO40.4</b></p> <p>All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.</p>
	<p><b>AO40.5</b></p> <p>All filling or excavation is contained on-site.</p>
	<p><b>AO40.6</b></p> <p>All fill placed on-site is:</p> <ul style="list-style-type: none"> <li>a. limited to that required for the necessary approved use;</li> <li>b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).</li> </ul>
	<p><b>AO40.7</b></p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p>

Performance Outcomes	Acceptable Outcomes
	<p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
<p><b>PO41</b></p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p><b>AO41</b></p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p><b>Figure - Embankment</b></p> 
<p><b>PO42</b></p> <p>Filling or excavation is undertaken in a manner that:</p> <ol style="list-style-type: none"> <li>does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;</li> <li>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.</li> </ol> <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p>	<p><b>AO42.1</b></p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p> <p><b>AO42.2</b></p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ol style="list-style-type: none"> <li>a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm;</li> <li>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.</li> </ol> <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p>
<p><b>PO43</b></p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No acceptable outcome provided</p>
<p><b>PO44</b></p> <p>Development does not result in</p>	<p>No acceptable outcome provided.</p>

## 6 Zones

Performance Outcomes	Acceptable Outcomes
<p>a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway;</p> <p>b. increased flood inundation outside the site;</p> <p>c. any reduction in the flood storage capacity in the floodway;</p> <p>d. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	
Retaining walls and structures	
<p><b>PO45</b></p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p><b>AO45</b></p> <p>Earth retaining structures:</p> <p>a. are not constructed of boulder rocks or timber;</p> <p>b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;</p> <p><b>Figure - Retaining on boundary</b></p>  <p>The diagram illustrates a cross-section of a retaining structure on a boundary. A vertical fence is shown with a height of 2m maximum. Below the fence, there is a layer of fill with a maximum height of 900mm. The finished surface level is indicated by a dashed line. The retaining structure is shown as a vertical wall. The property boundary is indicated by a vertical line with a dashed line extending from it.</p> <p>c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;</p> <p>d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.</p>

Performance Outcomes	Acceptable Outcomes
	<p style="text-align: center;"><b>Figure - Cut</b></p>  <p style="text-align: center;"><b>Figure - Fill</b></p> 

**Fire Services**

Note - The provisions under this heading only apply if:

- a. the development is for, or incorporates:
  - i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
  - ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
  - iii. material change of use for a Tourist park<sup>(84)</sup> with accommodation in the form of caravans or tents; or
  - iv. material change of use for outdoor sales<sup>(54)</sup>, outdoor processing or outdoor storage where involving combustible materials.

AND

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

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Performance Outcomes	Acceptable Outcomes
<p>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.</p>	
<p><b>PO46</b></p> <p>Development incorporates a fire fighting system that:</p> <ol style="list-style-type: none"> <li>satisfies the reasonable needs of the fire fighting entity for the area;</li> <li>is appropriate for the size, shape and topography of the development and its surrounds;</li> <li>is compatible with the operational equipment available to the fire fighting entity for the area;</li> <li>considers the fire hazard inherent in the materials comprising the development and their proximity to one another;</li> <li>considers the fire hazard inherent in the surrounds to the development site;</li> <li>is maintained in effective operating order.</li> </ol> <p>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.</p>	<p><b>AO46.1</b></p> <p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:</p> <ol style="list-style-type: none"> <li>in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks<sup>(84)</sup> or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;</li> <li>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);</li> <li>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:             <ol style="list-style-type: none"> <li>for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;</li> <li>for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;</li> <li>for outdoor sales<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, outdoor processing and outdoor storage facilities;</li> </ol> </li> <li>in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</li> </ol> <p><b>AO46.2</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>an unobstructed width of no less than 3.5m;</li> <li>an unobstructed height of no less than 4.8m;</li> <li>constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</li> <li>an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</li> </ol> <p><b>AO46.3</b></p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>

Performance Outcomes	Acceptable Outcomes
<p><b>PO47</b></p> <p>On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.</p>	<p><b>AO47</b></p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> <li>a. those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> <li>i. the overall layout of the development (to scale);</li> <li>ii. internal road names (where used);</li> <li>iii. all communal facilities (where provided);</li> <li>iv. the reception area and on-site manager's office (where provided);</li> <li>v. external hydrants and hydrant booster points;</li> <li>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</li> </ul> </li> </ul> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> <li>a. in a form;</li> <li>b. of a size;</li> <li>c. illuminated to a level;</li> </ul> <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>
<p><b>PO48</b></p> <p>Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.</p>	<p><b>AO48</b></p> <p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>
<b>Use specific criteria</b>	
<b>Animal keeping<sup>(5)</sup> for catteries and kennels</b>	

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Performance Outcomes	Acceptable Outcomes
<p><b>PO49</b></p> <p>Development for a cattery and kennel ensures that:</p> <ul style="list-style-type: none"> <li>a. it is a size, scale and design not visually dominant, overbearing or inconsistent with the low density, low rise built form character anticipated in the Rural residential zone;</li> <li>b. it is sufficiently landscaped, fenced and screened in a manner to reduce the visual appearance of buildings, structures, storage and parking areas;</li> <li>c. design, siting and construction prevents animal noise from being clearly audible beyond the development site and does not create a disturbance to residents on adjoining and surrounding properties; and</li> <li>d. fencing of sufficient height and depth, being a minimum height of 1.8m and minimum depth of 0.2m, is provided to prevent animals escaping.</li> </ul>	<p>No acceptable outcome provided.</p>
<b>Community activities group adjoining Community activities and neighbourhood hubs</b>	
<p><b>PO50</b></p> <p>New Community activities group uses may establish where they:</p> <ul style="list-style-type: none"> <li>a. immediately adjoin Community activities and neighbourhood hubs;</li> <li>b. are located on allotments that have appropriate area and dimensions for the sitting of: <ul style="list-style-type: none"> <li>i. buildings and structures;</li> <li>ii. vehicle servicing, deliveries, parking, manoeuvring and circulation;</li> <li>iii. landscaping and open space including buffering.</li> </ul> </li> <li>c. of a small scale and low built form, having regard to the surrounding character;</li> <li>d. do not result in nuisance impacts upon adjoining residents or the streetscape.</li> </ul>	<p>No acceptable outcome provided.</p>
<b>Dwelling house <sup>(22)</sup></b>	
<p><b>PO51</b></p> <p>Development does not result in residential density exceeding more than one dwelling house <sup>(22)</sup> per lot.</p>	<p><b>AO51</b></p> <p>Residential density does not exceed one dwelling house <sup>(22)</sup> per lot.</p>

Performance Outcomes	Acceptable Outcomes
<p><b>PO52</b></p> <p>Building and roofed structure height:</p> <ul style="list-style-type: none"> <li>a. is consistent with the low rise built form and open area character and amenity values anticipated in the Rural residential zone;</li> <li>b. does not unduly impact on access to sunlight, overshadowing or privacy experienced by adjoining properties;</li> <li>c. is not visually dominant or overbearing;</li> <li>d. does not adversely affect the operation of aviation facilities at Mt Glorious (See Overlay map - Infrastructure buffers) by adopting design or on-site management measures that: <ul style="list-style-type: none"> <li>i. ensures a physical line-of-sight between transmitting or receiving devices.</li> <li>ii. ensure electromagnetic fields do not interfere with the functioning of the aviation facility.</li> </ul> </li> </ul>	<p><b>AO52</b></p> <p>Building height for a dwelling house<sup>(22)</sup> does not exceed:</p> <ul style="list-style-type: none"> <li>a. that on Overlay map - Building heights for dwelling houses<sup>(22)</sup>; or</li> <li>b. for domestic outbuildings and free standing carports and garages, building height does not exceed 4m.</li> </ul>
<p><b>PO53</b></p> <p>Setbacks:</p> <ul style="list-style-type: none"> <li>a. are sufficient to minimise overlooking and maintain privacy of adjoining properties;</li> <li>b. create sufficient separation to ensure buildings are not visually dominant or overbearing with respect to the low density character and amenity anticipated in the Rural residential zone.</li> </ul>	<p><b>AO53</b></p> <p>Setbacks are as follows:</p> <p>Where a dwelling house<sup>(22)</sup> or outbuilding has a building height of 3m or less:</p> <ul style="list-style-type: none"> <li>a. road boundary - 6m</li> <li>b. side boundary - 1.5m</li> <li>c. rear boundary - 1.5m.</li> </ul> <p>Where a dwelling house<sup>(22)</sup> or outbuilding has a building height greater than 3m and less than 8.5m:</p> <ul style="list-style-type: none"> <li>a. road boundary - 6m</li> <li>b. side boundary - 4.5m</li> <li>c. rear boundary - 4.5m.</li> </ul>
<p><b>PO54</b></p> <p>All buildings, structures, associated facilities and infrastructure are contained within an approved development footprint. Development outside of an approved development footprint must:</p>	<p><b>AO54</b></p> <p>Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within a development footprint.</p>

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Performance Outcomes	Acceptable Outcomes
<p>a. not be subject to a development constraint such as, but not limited to, bushfire, flood, steep slope, waterway setbacks and significant vegetation; and</p> <p>b. development does not result in any instability, erosion or degradation of land, water, soil resource or loss of natural, ecological or biological values.</p>	
<p><b>PO55</b></p> <p>Development is designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <p>a. minimising cut and fill to create single flat pads and benching;</p> <p>b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; and</p> <p>c. minimising any impact on the landscape character of the Rural residential zone;</p> <p>d. protecting the amenity of adjoining properties.</p>	<p><b>AO55</b></p> <p>Building and site design on slope between 10% and 15% must:</p> <p>a. use split-level, multiple-slab, pier or pole construction;</p> <p>b. avoid single-plane, and benching;</p> <p>c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm.</p>
<p><b>PO56</b></p> <p>For those properties within the catchments of Lake Samsonvale or Lake Kurwongbah, dwelling houses<sup>(22)</sup>, outbuildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes.</p>	<p><b>AO56.1</b></p> <p>For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and any Dwelling house or outbuilding on the land:-</p> <p>a. RL 39.63m AHD being the full supply level of Lake Samsonvale; and</p> <p>b. RL 21m AHD being the full supply level of Lake Kurwongbah.</p> <p>OR</p> <p>No part of any Dwelling house<sup>(22)</sup> or outbuilding on Lot 5 RP111651 or Lot RP111653 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p> <p>Editor's Note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers.</p> <hr/> <p><b>AO56.2</b></p> <p>Waste/effluent disposal systems are located at least:-</p>

Performance Outcomes	Acceptable Outcomes
	<p>a. 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653; and</p> <p>b. 400m from RL 39.63m AHD being the full supply level of Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah.</p> <p>Editor's Note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers.</p>
<b>Dwelling house<sup>(22)</sup> where including a secondary dwelling</b>	
<p><b>PO57</b></p> <p>Dwelling house<sup>(22)</sup> where including a secondary dwelling:</p> <p>a. remains subordinate to the principal dwelling;</p> <p>b. has a maximum GFA of 100m<sup>2</sup>.</p> <p>c. retains its connection with the principal dwelling by:</p> <p>i. avoiding the establishment of a separate access; and</p> <p>ii. being located within 50m of the principal dwelling house<sup>(22)</sup>;</p> <p>d. a size, scale and design that is not visually dominant, overbearing and inconsistent with the low density, low rise built form and open area character anticipated in a Rural residential area.</p>	<p><b>AO57</b></p> <p>Dwelling house<sup>(22)</sup> where including a secondary dwelling:</p> <p>a. has a maximum GFA of 100m<sup>2</sup>.</p> <p>b. obtains access from the existing driveway giving access to the dwelling house<sup>(22)</sup>.</p> <p>c. is located within 50m from the principal dwelling house<sup>(22)</sup>.</p>
<b>Home based business<sup>(35)</sup></b>	
<p><b>PO58</b></p> <p>Home based business(s)<sup>(35)</sup>:</p> <p>a. is subordinate in size and function to the primary use on the site being a permanent residence;</p> <p>b. are of a scale and intensity that does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings;</p> <p>c. store no more heavy vehicles, trailer and motor vehicle on-site, as follows:</p> <p>i. 1 heavy vehicle;</p>	<p><b>AO58.1</b></p> <p>The home based business(s)<sup>(35)</sup>, including any storage, are fully enclosed within a dwelling or on-site structure.</p> <p><b>AO58.2</b></p> <p>Up to 2 additional non-resident, either employees or customers, are permitted on the site at any one time, except where involving the use of heavy vehicles, where no employees are permitted.</p> <p><b>AO58.3</b></p> <p>The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows:</p>

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Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>ii. 1 trailer;</li> <li>iii. Up to 3 motor vehicles.</li> </ul> <p>d. results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding low density, low built form and open area character and amenity anticipated in the Rural residential zone;</p> <p>e. are suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised;</p> <p>f. sufficiently separated from adjoining properties so development does not result in adverse visual, noise, or nuisance impacts on adjoining residents.</p>	<ul style="list-style-type: none"> <li>i. 1 heavy vehicle;</li> <li>ii. 1 trailer;</li> <li>iii. Up to 3 motor vehicles.</li> </ul> <p><b>AO58.4</b></p> <p>Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining lots by either planting, wall(s), fence(s) or a combination at least 1.8m in height along the length of those areas.</p> <p><b>AO58.5</b></p> <p>Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.</p>
<p><b>PO59</b></p> <p>The hours of operation for home based business(s)<sup>(35)</sup> are managed so that the activity does not adversely impact on the low intensity character and amenity anticipated in the Rural residential zone.</p>	<p><b>AO59</b></p> <p>Hours of operation to be restricted to 8.00am to 6.00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day, except for:</p> <ul style="list-style-type: none"> <li>a. bed and breakfast or farm stay business which may operate on a 24 hour basis,</li> <li>b. office or administrative activities that do not generate non-residents visiting the site such as book keeping and computer work, and</li> <li>c. starting and warming up of heavy vehicles, which can commence at 7.00am.</li> </ul>
<p><b>PO60</b></p> <p>Home based business<sup>(35)</sup> does not result in:</p> <ul style="list-style-type: none"> <li>a. an adverse visual, odour, particle drift or noise nuisance impact on the residents in adjoining or nearby dwellings;</li> <li>b. an adverse impact upon the low intensity and open area character and amenity anticipated in the locality;</li> <li>c. The establishment of vehicle servicing or major repairs, spray painting, panel beating or any environmentally relevant activity (ERA).</li> </ul>	<p><b>AO60.1</b></p> <p>The use does not involve heavy vehicle servicing or major repairs, including spray painting or panel.</p> <p><b>AO60.2</b></p> <p>Home based business(s)<sup>(35)</sup> do not comprise an environmentally relevant activity (ERA) as defined in the <i>Environmental Protection Regulation 2008</i>.</p> <p><b>AO60.3</b></p> <p>Home based business(s)<sup>(35)</sup> do not generate noise that is audible from the boundary of the site.</p>
<p><b>PO61</b></p>	<p><b>AO61.1</b></p>

Performance Outcomes	Acceptable Outcomes
<p>On-site display and sales of goods is limited to the activities being undertaken from the site and does not result in:</p> <ul style="list-style-type: none"> <li>a. the display and sale of goods being viewed from outside of the site;</li> <li>b. overall development on the site having a predominantly commercial appearance.</li> </ul>	<p>Only goods grown, produced or manufactured on-site are sold from the site.</p> <p><b>AO61.2</b></p> <p>Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from the boundary of the site.</p>
<p><b>PO62</b></p> <p>Bed and breakfast and farmstays are of a size and scale that:</p> <ul style="list-style-type: none"> <li>a. are consistent with the low intensity, open area character and amenity of the rural residential area;</li> <li>b. ensures acceptable levels of privacy and amenity for the residents in adjoining or nearby dwellings.</li> </ul>	<p><b>AO62</b></p> <p>For bed and breakfast and farmstays-</p> <ul style="list-style-type: none"> <li>a. short-term accommodation<sup>(77)</sup> is provided in the dwelling house<sup>(22)</sup> of the accommodation operator.</li> <li>b. maximum 4 bedrooms are provided for a maximum of 10 guests.</li> <li>c. meals are served to paying guests only</li> <li>d. rooms do not contain food preparation facilities.</li> </ul>
<b>Major electricity infrastructure<sup>(43)</sup>, Substation<sup>(80)</sup> and Utility installation<sup>(86)</sup></b>	
<p><b>PO63</b></p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> <li>a. high quality design and construction;</li> <li>b. visually integrated with the surrounding area;</li> <li>c. not visually dominant or intrusive;</li> <li>d. located behind the main building line;</li> <li>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>f. camouflaged through the use of colours and materials which blend into the landscape;</li> <li>g. treated to eliminate glare and reflectivity;</li> <li>h. landscaped;</li> <li>i. otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ul>	<p><b>AO63.1</b></p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <ul style="list-style-type: none"> <li>a. are enclosed within buildings or structures;</li> <li>b. are located behind the main building line;</li> <li>c. have a similar height, bulk and scale to the surrounding fabric;</li> <li>d. have horizontal and vertical articulation applied to all exterior walls.</li> </ul> <p><b>AO63.2</b></p> <p>A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.</p>
<p><b>PO64</b></p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p><b>AO64</b></p> <p>Access control arrangements:</p> <ul style="list-style-type: none"> <li>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</li> <li>b. minimise the number and width of crossovers and entry points;</li> <li>c. provide safe vehicular access to the site;</li> <li>d. do not utilise barbed wire or razor wire.</li> </ul>

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Performance Outcomes	Acceptable Outcomes
<p><b>PO65</b></p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <ul style="list-style-type: none"> <li>a. generates no audible sound at the site boundaries where in a residential setting; or</li> <li>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</li> </ul>	<p><b>AO65</b></p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<b>Non-resident workforce accommodation <sup>(52)</sup></b>	
<p><b>PO66</b></p> <p>Development associated with non-resident workforce accommodation<sup>(52)</sup>:</p> <ul style="list-style-type: none"> <li>a. provides accommodation for rural workers only and is not advertised or used for the purpose of accommodating general travellers or tourists; and</li> <li>b. is not, or does not act, as a permanent place of residence for persons where a typical period of time does not exceed 3 consecutive months.</li> </ul>	No acceptable outcome provided
<p><b>PO67</b></p> <p>Development associated with non-resident workforce accommodation<sup>(52)</sup>:</p> <ul style="list-style-type: none"> <li>a. is of a size, scale, intensity and design that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residents;</li> <li>b. is of a size, scale, intensity and design that is consistent with the low intensity, low-set built form and open area character and amenity anticipated for the Rural residential zone; and</li> <li>c. provides suitable open space, buildings and facilities that meet the recreational, social and amenity needs of people staying on-site;</li> <li>d. provides landscape buffer along adjoining property boundaries to fully screen activities occurring on the site.</li> </ul>	
<p><b>PO68</b></p> <p>Where located within the buffer around Lake Samsonvale or Lake Kurwongbah, non-resident workforce buildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes.</p>	

Performance Outcomes	Acceptable Outcomes
<p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>	
<b>Permanent plantation <sup>(59)</sup></b>	
<p><b>PO69</b></p> <p>Planting for permanent plantation<sup>(59)</sup> purposes:</p> <ol style="list-style-type: none"> <li>only comprises native species naturally occurring in the area;</li> <li>is sufficiently set back from property boundaries to avoid adverse impacts on adjoining properties such as shading, fire risk, health and safety.</li> </ol>	<p><b>AO69</b></p> <p>Planting only comprises native species naturally occurring in the area.</p>
<b>Retail and commercial activities and Community activities groups</b>	
<p><b>PO70</b></p> <p>The number of car parking spaces is managed to:</p> <ol style="list-style-type: none"> <li>avoid significant impacts on the safety and efficiency of the road network;</li> <li>avoid an oversupply of car parking spaces;</li> <li>avoid the visual impacts of large areas of open car parking from road frontages and public areas;</li> <li>promote active and public transport options;</li> <li>promote innovative solutions, including on-street parking and shared parking areas.</li> </ol>	<p><b>AO70.1</b></p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p> <p>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.</p> <hr/> <p><b>AO70.2</b></p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1 and Planning scheme policy - Integrated design.</p>
<p><b>PO71</b></p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy - Waste.</p>	<p>No acceptable outcome provided.</p>
<p><b>PO72</b></p> <p>On-site landscaping is provided that:</p> <ol style="list-style-type: none"> <li>is incorporated into the design of the development;</li> <li>reduces the dominance of car parking and servicing areas from the street frontage;</li> <li>retains mature trees wherever possible;</li> </ol>	<p>No acceptable outcome provided.</p>

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Performance Outcomes	Acceptable Outcomes
<p>d. does not create safety or security issues by creating potential concealment areas or interfering with sightlines;</p> <p>e. maintains the achievement of active frontages and sightlines for casual surveillance.</p> <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	
<b>Roadside stall <sup>(68)</sup></b>	
<p><b>PO73</b></p> <p>A roadside stall<sup>(68)</sup>:</p> <p>a. comprises only one roadside stall<sup>(68)</sup> per property;</p> <p>b. only offers goods grown, produced or manufactured on the site;</p> <p>c. is of a size and in a location that will not result in nuisance, or have a significant adverse impact on the amenity, for residents on adjoining and surrounding properties.</p>	<p><b>AO73</b></p> <p>For a roadside stall<sup>(68)</sup>:</p> <p>a. no more than one roadside stall<sup>(68)</sup> per property;</p> <p>b. goods offered for sale are only goods grown, produced or manufactured on the site;</p> <p>c. the maximum area associated with a roadside stall<sup>(68)</sup>, including any larger separate items displayed for sale, does not exceed 20m<sup>2</sup>.</p>
<p><b>PO74</b></p> <p>A roadside stall<sup>(68)</sup> is designed and located to:</p> <p>a. ensure safe and accessible access, egress and on-site parking;</p> <p>b. ensure safe and efficient functioning of roads.</p>	<p><b>AO74</b></p> <p>Roadside stall<sup>(68)</sup>:</p> <p>a. provide car parking for 2 vehicles off the road carriage and located on the property;</p> <p>b. is located no closer than 100m from an intersection.</p>
<b>Rural industry <sup>(70)</sup></b>	
<p><b>PO75</b></p> <p>Rural industry<sup>(70)</sup>:</p> <p>a. adopt construction materials and use of colour for buildings and structures are visually compatible with the rural residential character and amenity;</p> <p>b. is of a size, scale and design that is not visually dominant, overbearing and inconsistent with the low intensity built form and open area character and amenity of the rural residential environment.</p>	<p>No acceptable outcome provided</p>
<b>Rural workers' accommodation <sup>(71)</sup></b>	
<p><b>PO76</b></p>	<p>No acceptable outcome</p>

Performance Outcomes	Acceptable Outcomes
<p>Rural workers accommodation<sup>(71)</sup>:</p> <ul style="list-style-type: none"> <li>a. provide quarters only for staff employed to work the land for rural purposes;</li> <li>b. is of a size, scale and design not visually dominant, overbearing and inconsistent with detached, low density, open area character and low intensity built form anticipated in the Rural zone;</li> <li>c. is screened and landscaped in a manner so it is not visible from a road;</li> <li>d. is of a size, scale, intensity and design that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residents</li> <li>e. where located within the catchments of Lake Samsonvale or Lake Kurwongbah, non-resident workforce buildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes.</li> </ul>	
<b>Sales office</b> <sup>(72)</sup>	
<p><b>PO77</b></p> <p>Sales office<sup>(72)</sup> remain temporary in duration and retain a physical connection to land or building being displayed or sold.</p>	<p><b>AO77</b></p> <p>Development is carried out for no longer than 2 years.</p>
<p><b>Telecommunications facility</b> <sup>(81)</sup></p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities <sup>(81)</sup> must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p><b>PO78</b></p> <p>Telecommunications facilities<sup>(81)</sup> are co-located with existing telecommunications facilities<sup>(81)</sup>, Utility installation<sup>(86)</sup>, Major electricity infrastructure<sup>(43)</sup> or Substation<sup>(80)</sup> if there is already a facility in the same coverage area.</p>	<p><b>AO78.1</b></p> <p>New telecommunication facilities<sup>(81)</sup> are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <hr/> <p><b>AO78.2</b></p> <p>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.</p>
<p><b>PO79</b></p>	<p><b>AO79</b></p>

## 6 Zones

Performance Outcomes	Acceptable Outcomes
<p>A new Telecommunications facility<sup>(81)</sup> is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>A minimum of 45m<sup>2</sup> is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.</p>
<p><b>PO80</b></p> <p>Telecommunications facilities<sup>(81)</sup> do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p><b>AO80</b></p> <p>The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.</p>
<p><b>PO81</b></p> <p>The Telecommunications facility<sup>(81)</sup> does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> <li>a. high quality design and construction;</li> <li>b. visually integrated with the surrounding area;</li> <li>c. not visually dominant or intrusive;</li> <li>d. located behind the main building line;</li> <li>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>f. camouflaged through the use of colours and materials which blend into the landscape;</li> <li>g. treated to eliminate glare and reflectivity;</li> <li>h. landscaped;</li> <li>i. otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ul>	<p><b>AO81.1</b></p> <p>Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.</p>
	<p><b>AO81.2</b></p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p><b>AO81.3</b></p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> <li>a. reduce recognition in the landscape;</li> <li>b. reduce glare and reflectivity.</li> </ul>
	<p><b>AO81.4</b></p> <p>All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.</p> <p>Where there is no established building line the facility is located at the rear of the site.</p>
	<p><b>AO81.5</b></p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p><b>AO81.6</b></p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p>

Performance Outcomes	Acceptable Outcomes
	<p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p><b>PO82</b></p> <p>Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.</p>	<p><b>AO82</b></p> <p>An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.</p>
<p><b>PO83</b></p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting.</p>	<p><b>AO83</b></p> <p>All equipment comprising the Telecommunications facility<sup>(81)</sup> which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p><b>Wholesale nursery</b> <sup>(89)</sup></p>	
<p><b>PO84</b></p> <p>Buildings and activities associated with a wholesale nursery<sup>(89)</sup>:</p> <ol style="list-style-type: none"> <li>ensures the propagation of plants, whether or not in the open, occur without loss of amenity to adjacent properties;</li> <li>do not result in any form of environmental degradation, including, but not limited to, soil degradation, pollution of natural water courses and introduction of exotic plant species into the natural on-site or adjoining flora;</li> <li>are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas;</li> <li>have vehicle access from a road classified as a State Arterial, Arterial or Sub-Arterial (refer Overlay map - Road hierarchy).</li> </ol>	<p>No acceptable outcome identified</p>
<p><b>Veterinary services</b> <sup>(87)</sup></p>	
<p><b>PO85</b></p> <p>Buildings and activities associated with veterinary services<sup>(87)</sup>:</p> <ol style="list-style-type: none"> <li>are for veterinary care, surgery and treatment of animals only; and</li> </ol>	<p>No acceptable outcome identified</p>

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Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas;</li> <li>c. have vehicle access from a road classified as a State Arterial, Arterial or Sub-Arterial (refer Overlay map - Road hierarchy).</li> </ul>	
<b>Winery<sup>(90)</sup></b>	
<p><b>PO86</b></p> <p>Buildings and activities associated with winery<sup>(90)</sup>:</p> <ul style="list-style-type: none"> <li>a. are for a winery<sup>(90)</sup> and ancillary activities only. Uses not affiliated with winery<sup>(90)</sup> activities, or the sale of products produced or manufactured on-site, are avoided;</li> <li>b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas;</li> <li>c. have vehicle access from a road classified as a State Arterial, Arterial or Sub-Arterial (Overlay map - Road hierarchy).</li> </ul>	<p>No acceptable outcome identified</p>
<p><b>Values and constraints criteria</b></p> <p>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.</p>	
<p><b>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)</b></p> <p>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.</p>	
<p><b>PO87</b></p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p> <ul style="list-style-type: none"> <li>a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>b. protects the environmental and ecological values and health of receiving waters;</li> <li>c. protects buildings and infrastructure from the effects of acid sulfate soils.</li> </ul>	<p><b>AO87</b></p> <p>Development does not involve:</p> <ul style="list-style-type: none"> <li>a. excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below than 5m Australian Height datum AHD; or</li> <li>b. filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.</li> </ul>

Performance Outcomes	Acceptable Outcomes
<p><b>Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)</b></p> <p>Note - To demonstrate achievement of the performance outcomes, a bushfire management plan is prepared by a suitably qualified person. Guidance for the preparation of a bushfire management plan is provided in Planning scheme policy – Bushfire prone areas.</p> <p>Note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.</p>	
<p><b>PO88</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. minimises the number of buildings and people working and living on a site exposed to bushfire risk;</li> <li>b. ensures the protection of life during the passage of a fire front;</li> <li>c. is located and designed to increase the chance of survival of buildings and structures during a bushfire;</li> <li>d. minimises bushfire risk from build up of fuels around buildings and structures;</li> <li>e. ensure safe and effective access for emergency services during a bushfire.</li> </ul>	<p><b>AO88.1</b></p> <p>Buildings and structures are:</p> <ul style="list-style-type: none"> <li>a. not located on a ridgeline;</li> <li>b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard);</li> <li>c. dwellings are located on east to south facing slopes.</li> </ul> <p><b>AO88.2</b></p> <p>Buildings and structures have contained within the site:</p> <ul style="list-style-type: none"> <li>a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater;</li> <li>b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater;</li> <li>c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures;</li> <li>d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and</li> <li>e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> <li>i. to, and around, each building and other roofed structure; and</li> <li>ii. to each fire fighting water supply extraction point.</li> </ul> </li> </ul> <p>Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959</p>
<p><b>PO89</b></p>	<p><b>AO89</b></p>

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Performance Outcomes	Acceptable Outcomes
<p>Development and associated driveways and access ways:</p> <ul style="list-style-type: none"> <li>a. avoid potential for entrapment during a bushfire;</li> <li>b. ensure safe and effective access for emergency services during a bushfire;</li> <li>c. enable safe evacuation for occupants of a site during a bushfire.</li> </ul>	<p>A length of driveway:</p> <ul style="list-style-type: none"> <li>a. to a road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road;</li> <li>b. has a maximum gradient no greater than 12.5%;</li> <li>c. have a minimum width of 3.5m;</li> <li>d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.</li> </ul>
<p><b>PO90</b></p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p><b>AO90</b></p> <ul style="list-style-type: none"> <li>a. a reticulated water supply is provided by a distributor retailer for the area or;</li> <li>b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures.</li> <li>c. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access is provided to within 3m of that water storage source.</li> <li>d. Where a tank is the nominated on-site fire fighting water storage source, it includes: <ul style="list-style-type: none"> <li>i. a hardstand area allowing medium rigid vehicles (15 tonne fire appliance) access within 6m of the tank;</li> <li>ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines.</li> </ul> </li> </ul>
<p><b>PO91</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. does not present unacceptable risk to people or environment due to the impact of bushfire on dangerous goods or combustible liquids;</li> <li>b. does not present danger or difficulty to emergency services for emergency response or evacuation.</li> </ul> <p>Editor's note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.</p>	<p><b>AO91</b></p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p><b>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</b></p> <p>Note – The following are exempt from the native vegetation clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> <li>a. Clearing of native vegetation located within an approved development footprint;</li> </ul>	

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;</li> <li>c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> <li>d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;</li> <li>e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</li> <li>f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</li> <li>g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</li> <li>h. Grazing of native pasture by stock;</li> <li>i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development</li> </ul> <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
<b>Vegetation clearing, ecological value and connectivity</b>	
<p><b>PO92</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;</li> <li>b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan,</li> </ul>	<p>No acceptable outcome provided.</p>

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Performance Outcomes	Acceptable Outcomes
<p>and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</p> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p><b>PO93</b></p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> <li>retaining habitat trees;</li> <li>providing contiguous patches of habitat;</li> <li>provide replacement and rehabilitation planting to improve connectivity;</li> <li>avoiding the creation of fragmented and isolated patches of habitat;</li> <li>providing wildlife movement infrastructure.</li> </ol> <p>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.</p>	<p>No acceptable outcome provided.</p>
<p><b>Vegetation clearing and habitat protection</b></p>	
<p><b>PO94</b></p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No acceptable outcome provided.</p>
<p><b>PO95</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</li> <li>provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas;</li> <li>undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.</li> </ol>	<p>No acceptable outcome provided.</p>
<p><b>PO96</b></p>	<p>No acceptable outcome provided.</p>

Performance Outcomes	Acceptable Outcomes
<p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> <li>a. providing contiguous patches of habitat;</li> <li>b. avoiding the creation of fragmented and isolated patches of habitat;</li> <li>c. providing wildlife movement infrastructure;</li> <li>d. providing replacement and rehabilitation planting to improve connectivity.</li> </ul>	
<b>Vegetation clearing and soil resource stability</b>	
<p><b>PO97</b></p> <p>Development does not:</p> <ul style="list-style-type: none"> <li>a. result in soil erosion or land degradation;</li> <li>b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.</li> </ul>	No acceptable outcome provided.
<b>Vegetation clearing and water quality</b>	
<p><b>PO98</b></p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> <li>a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads;</li> <li>b. avoiding or minimising changes to landforms to maintain hydrological water flows;</li> <li>c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry<sup>(4)</sup> and animal keeping<sup>(5)</sup> activities.</li> </ul>	No acceptable outcome provided.
<p><b>PO99</b></p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> <li>a. minimising flow velocity to reduce erosion;</li> <li>b. minimising hard surface areas;</li> <li>c. maximising the use of permeable surfaces;</li> <li>d. incorporating sediment retention devices;</li> <li>e. minimising channelled flow.</li> </ul>	No acceptable outcome provided.
<b>Vegetation clearing and access, edge effects and urban heat island effects</b>	
<p><b>PO100</b></p> <p>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.</p>	No acceptable outcome provided.

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Performance Outcomes	Acceptable Outcomes
<p><b>PO101</b></p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> <li>providing dense planting buffers of native vegetation between a development and environmental areas;</li> <li>retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ;</li> <li>restoring, rehabilitating and increasing the size of existing patches of native vegetation;</li> <li>ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors;</li> <li>landscaping with native plants of local origin.</li> </ol> <p>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.</p>	<p>No acceptable outcome provided.</p>
<p><b>PO102</b></p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> <li>pervious surfaces;</li> <li>providing deeply planted vegetation buffers and green linkage opportunities;</li> <li>landscaping with local native plant species to achieve well-shaded urban places;</li> <li>increasing the service extent of the urban forest canopy.</li> </ol>	<p>No acceptable outcome provided.</p>
<p><b>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</b></p>	
<p><b>PO103</b></p> <p>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.</p> <p>Editor's note - For MSES Koala Offsets, State Planning Regulatory Provision environmental offset provisions apply.</p>	<p>No acceptable outcome provided.</p>
<p><b>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)</b></p>	

Performance Outcomes	Acceptable Outcomes
<p>Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.</p>	
<p><b>PO104</b></p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p><b>AO104</b></p> <p>Development does not result in more than one dwelling house<sup>(22)</sup> per lot within separation areas.</p>
<p><b>PO105</b></p> <p>Development:</p> <ol style="list-style-type: none"> <li>does not introduce or increase uses that are sensitive to the impacts of an Extractive industry<sup>(27)</sup>;</li> <li>is compatible with the operation of an Extractive industry<sup>(27)</sup>;</li> <li>does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area.</li> </ol>	<p><b>AO105</b></p> <p>Development within the separation area does not include the following uses:</p> <ol style="list-style-type: none"> <li>caretaker's accommodation<sup>(10)</sup>;</li> <li>community residence<sup>(16)</sup>;</li> <li>dual occupancy<sup>(21)</sup>;</li> <li>dwelling unit<sup>(23)</sup>;</li> <li>hospital<sup>(36)</sup>;</li> <li>rooming accommodation<sup>(69)</sup>;</li> <li>multiple dwelling<sup>(49)</sup>;</li> <li>non-resident workforce accommodation<sup>(52)</sup>;</li> <li>relocatable home park<sup>(62)</sup>;</li> <li>residential care facility<sup>(65)</sup>;</li> <li>resort complex<sup>(66)</sup>;</li> <li>retirement facility<sup>(67)</sup>;</li> <li>rural workers' accommodation<sup>(71)</sup>;</li> <li>short-term accommodation<sup>(77)</sup>;</li> <li>tourist park<sup>(84)</sup>.</li> </ol>
<p><b>PO106</b></p> <p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p><b>AO106</b></p> <p>All habitable rooms within the separation area are:</p> <ol style="list-style-type: none"> <li>acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008;</li> <li>provided with mechanical ventilation.</li> </ol>
<p><b>PO107</b></p> <p>Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.</p>	<p><b>AO107</b></p> <p>Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.</p>
<p><b>Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</b></p>	
<p><b>PO108</b></p> <p>Development:</p> <ol style="list-style-type: none"> <li>does not increase in the number of people living in close proximity to a transport route and being</li> </ol>	<p><b>AO108</b></p> <p>The following uses are not located within the 100m wide transport route buffer:</p>

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Performance Outcomes	Acceptable Outcomes
<p>subject to the adverse effects from the transportation route;</p> <p>b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes;</p> <p>c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to:</p> <ul style="list-style-type: none"> <li>i. locating the furthest distance possible from the transportation route;</li> <li>ii. habitable rooms being located the furthest from the transportation route;</li> <li>iii. shielding and screening private outdoor recreation space from the transportation routes.</li> </ul>	<ul style="list-style-type: none"> <li>a. Caretaker's accommodation<sup>(10)</sup>, except where located in the Extractive industry zone;</li> <li>b. Community residence<sup>(16)</sup>;</li> <li>c. Dual occupancy<sup>(21)</sup>;</li> <li>d. Dwelling house<sup>(22)</sup>;</li> <li>e. Dwelling unit<sup>(23)</sup>;</li> <li>f. Hospital<sup>(36)</sup>;</li> <li>g. Rooming accommodation<sup>(69)</sup>;</li> <li>h. Multiple dwelling<sup>(49)</sup>;</li> <li>i. Non-resident workforce accommodation<sup>(52)</sup>;</li> <li>j. Relocatable home park<sup>(62)</sup>;</li> <li>k. Residential care facility<sup>(65)</sup>;</li> <li>l. Resort complex<sup>(66)</sup>;</li> <li>m. Retirement facility<sup>(67)</sup>;</li> <li>n. Rural workers' accommodation<sup>(71)</sup>;</li> <li>o. Short-term accommodation<sup>(77)</sup>;</li> <li>p. Tourist park<sup>(84)</sup>.</li> </ul>
<p><b>PO109</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route;</li> <li>b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility;</li> <li>c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.</li> </ul>	<p><b>AO109.1</b></p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <p><b>AO109.2</b></p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p><b>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</b></p> <p>Note - To assist in demonstrating achievement of heritage performance outcomes, a 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.</p> <p>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.</p> <p>Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.</p>	
<p><b>PO110</b></p> <p>Development will:</p>	<p><b>AO110</b></p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p>

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building;</li> <li>b. protect the fabric and setting of the heritage site, object or building;</li> <li>c. be consistent with the form, scale and style of the heritage site, object or building;</li> <li>d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes;</li> <li>e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building;</li> <li>f. retain public access where this is currently provided.</li> </ul>	<p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p><b>PO111</b></p> <p>Demolition and removal is only considered where:</p> <ul style="list-style-type: none"> <li>a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or</li> <li>b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or</li> <li>c. limited demolition is performed in the course of repairs, maintenance or restoration; or</li> <li>d. demolition is performed following a catastrophic event which substantially destroys the building or object.</li> </ul>	<p>No acceptable outcome provided.</p>
<p><b>PO112</b></p> <p>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.</p>	<p>No acceptable outcome provided.</p>
<p><b>PO113</b></p> <p>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.</p> <p>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</p>	<p><b>AO113</b></p> <p>Development does:</p> <ul style="list-style-type: none"> <li>a. not result in the removal of a significant tree;</li> <li>b. not occur within 20m of a protected tree;</li> <li>c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.</li> </ul>

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Performance Outcomes	Acceptable Outcomes
<p>report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	
<p><b>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</b></p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	
<p><b>PO114</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. maintains the safety of people and property on a site and neighbouring sites from landslides;</li> <li>b. ensures the long-term stability of the site considering the full nature and end use of the development;</li> <li>c. ensures site stability during all phases of construction and development;</li> <li>d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow if surface or groundwater</li> <li>e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape.</li> </ul>	<p><b>AO114</b></p> <p>Development does not:</p> <ul style="list-style-type: none"> <li>a. involve earthworks exceeding 50m<sup>3</sup>;</li> <li>b. involve cut and fill having a height greater than 600mm;</li> <li>c. involve any retaining wall having a height greater than 600mm;</li> <li>d. redirect or alter the existing flow of surface or groundwater.</li> </ul>
<p><b>PO115</b></p> <p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ul style="list-style-type: none"> <li>a. minimising overuse of cut and fill to create single flat pads and benching;</li> <li>b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems;</li> <li>c. minimising any adverse visual impact on the landscape character ;</li> <li>d. Protect the amenity of adjoining properties.</li> </ul>	<p><b>AO115</b></p> <p>Buildings, excluding domestic outbuildings:</p> <ul style="list-style-type: none"> <li>a. are split-level, multiple-slab, pier or pole construction;</li> <li>b. are not single plane slab on ground.</li> </ul>
<p><b>PO116</b></p> <p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p> <ul style="list-style-type: none"> <li>a. the long-term stability of the development site considering the full nature and end use of the development;</li> <li>b. site stability during all phases of construction and development;</li> </ul>	<p><b>AO116</b></p> <p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>

Performance Outcomes	Acceptable Outcomes
<p>c. the development is not adversely affected by landslide activity originating on sloping land above the site;</p> <p>d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide.</p>	
<b>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</b>	
<p><b>PO117</b></p> <p>Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p><b>AO117</b></p> <p>The following uses are not located within a wastewater treatment site buffer:</p> <ul style="list-style-type: none"> <li>a. Caretaker's accommodation<sup>(10)</sup>;</li> <li>b. Community residence<sup>(16)</sup>;</li> <li>c. Dual occupancy<sup>(21)</sup>;</li> <li>d. Dwelling house<sup>(22)</sup>;</li> <li>e. Dwelling unit<sup>(23)</sup>;</li> <li>f. Hospital<sup>(36)</sup>;</li> <li>g. Rooming accommodation<sup>(69)</sup>;</li> <li>h. Multiple dwelling<sup>(49)</sup>;</li> <li>i. Non-resident workforce accommodation<sup>(52)</sup>;</li> <li>j. Relocatable home park<sup>(62)</sup>;</li> <li>k. Residential care facility<sup>(65)</sup>;</li> <li>l. Resort complex<sup>(66)</sup>;</li> <li>m. Retirement facility<sup>(67)</sup>;</li> <li>n. Rural workers' accommodation<sup>(71)</sup>;</li> <li>o. Short-term accommodation<sup>(77)</sup>;</li> <li>p. Tourist park<sup>(84)</sup>.</li> </ul>
<p><b>PO118</b></p> <p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p><b>AO118.1</b></p> <p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p> <hr/> <p><b>AO118.2</b></p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p> <hr/> <p><b>AO118.3</b></p> <p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p> <hr/> <p><b>AO118.4</b></p>

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Performance Outcomes	Acceptable Outcomes
	<p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p> <p><b>AO118.5</b></p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
<p><b>PO119</b></p> <p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p> <p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p><b>AO119</b></p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p> <ol style="list-style-type: none"> <li>emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging;</li> <li>back up pump installation and backup power;</li> <li>MEDLI modelling to determine irrigation rates and sizing of irrigation areas;</li> <li>vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and</li> <li>wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.</li> </ol>
<p><b>PO120</b></p> <p>Development within a Bulk water supply infrastructure buffer is located, designed and constructed to:</p> <ol style="list-style-type: none"> <li>protect the integrity of the water supply pipeline;</li> <li>maintain adequate access for any required maintenance or upgrading work to the water supply pipeline;</li> </ol>	<p><b>AO120</b></p> <p>Development:</p> <ol style="list-style-type: none"> <li>does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer;</li> <li>involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.</li> </ol>
<p><b>PO121</b></p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p><b>AO121</b></p> <p>Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things):</p> <ol style="list-style-type: none"> <li>buildings or structures;</li> <li>gates and fences;</li> <li>storage of equipment or materials;</li> <li>landscaping or earthworks or stormwater or other infrastructure.</li> </ol>

Performance Outcomes	Acceptable Outcomes
<p><b>PO122</b></p> <p>Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p><b>AO122</b></p> <p>The following uses are not located within a Landfill buffer:</p> <ul style="list-style-type: none"> <li>a. Caretaker's accommodation<sup>(10)</sup>;</li> <li>b. Community residence<sup>(16)</sup>;</li> <li>c. Dual occupancy<sup>(21)</sup>;</li> <li>d. Dwelling house<sup>(22)</sup>;</li> <li>e. Dwelling unit<sup>(23)</sup>;</li> <li>f. Hospital<sup>(36)</sup>;</li> <li>g. Rooming accommodation<sup>(69)</sup>;</li> <li>h. Multiple dwelling<sup>(49)</sup>;</li> <li>i. Non-resident workforce accommodation<sup>(52)</sup>;</li> <li>j. Relocatable home park<sup>(62)</sup>;</li> <li>k. Residential care facility<sup>(65)</sup>;</li> <li>l. Resort complex<sup>(66)</sup>;</li> <li>m. Retirement facility<sup>(67)</sup>;</li> <li>n. Rural workers' accommodation<sup>(71)</sup>;</li> <li>o. Short-term accommodation<sup>(77)</sup>;</li> <li>p. Tourist park<sup>(84)</sup>.</li> </ul>
<p><b>PO123</b></p> <p>Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations<sup>(80)</sup> to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p><b>AO123</b></p> <p>Habitable rooms:</p> <ul style="list-style-type: none"> <li>a. are not located within an Electricity supply substation buffer; and</li> <li>b. proposed on a site subject to an Electricity supply substation<sup>(80)</sup> are acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.</li> </ul> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p><b>PO124</b></p> <p>Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation<sup>(80)</sup> to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p> <p>Note - To demonstrate achievement of the performance outcome, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing a noise impact assessment report is provided in Planning scheme policy – Noise.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>No acceptable outcomes provided.</p>
<p><b>PO125</b></p>	<p><b>AO125</b></p>

## 6 Zones

Performance Outcomes	Acceptable Outcomes
<p>Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development:</p> <ul style="list-style-type: none"> <li>a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance;</li> <li>b. is located and designed in a manner that maintains a high level of security of supply;</li> <li>c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.</li> </ul>	<p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>
<p><b>PO126</b></p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> <li>a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008;</li> <li>b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.</li> </ul>	<p><b>AO126</b></p> <p>Development does not involve the construction of any buildings or structures within a Pumping station buffer.</p>
<p><b>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</b></p> <p>Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.</p>	
<p><b>PO127</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. minimises the risk to persons from overland flow;</li> <li>b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.</li> </ul>	<p>No acceptable outcome provided.</p>
<p><b>PO128</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment;</li> <li>b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</li> </ul>	<p><b>AO128</b></p> <p>No acceptable outcome provided.</p>

Performance Outcomes	Acceptable Outcomes
<p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p><b>PO129</b></p> <p>Development does not:</p> <ol style="list-style-type: none"> <li>directly, indirectly or cumulatively cause any increase in overland flow velocity or level;</li> <li>increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.</li> </ol> <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No acceptable outcome provided.</p>
<p><b>PO130</b></p> <p>Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises.</p>	<p><b>AO130</b></p> <p>Development ensures that a hazardous chemical is not located or stored in an Overland flow path area.</p> <p>Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.</p>
<p><b>PO131</b></p> <p>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.</p>	<p><b>AO131</b></p> <p>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.</p>
<p><b>PO132</b></p> <p>Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>	<p><b>AO132.1</b></p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ol style="list-style-type: none"> <li>Urban area – Level III;</li> <li>Rural area – N/A;</li> <li>Industrial area – Level V;</li> <li>Commercial area – Level V.</li> </ol> <p><b>AO132.2</b></p>

## 6 Zones

Performance Outcomes	Acceptable Outcomes
<p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.</p>
<p><b>PO133</b></p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ol style="list-style-type: none"> <li>a stormwater pipe if the nominal pipe diameter exceeds 300mm;</li> <li>an overland flow path where it crosses more than one premises;</li> <li>inter-allotment drainage infrastructure.</li> </ol> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No acceptable outcome provided.</p>
<p><b>Additional criteria for development for a Park<sup>(57)</sup></b></p>	
<p><b>PO134</b></p> <p>Development for a Park<sup>(57)</sup> ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ol style="list-style-type: none"> <li>public benefit and enjoyment is maximised;</li> <li>impacts on the asset life and integrity of park structures is minimised;</li> <li>maintenance and replacement costs are minimised.</li> </ol>	<p><b>AO134</b></p> <p>Development for a Park<sup>(57)</sup> ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<p><b>Riparian and wetland setbacks</b></p>	
<p><b>PO135</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>impact on fauna habitats;</li> <li>impact on wildlife corridors and connectivity;</li> </ol>	<p><b>AO135</b></p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> <li>50m from top of bank for W1 waterway and drainage line</li> <li>30m from top of bank for W2 waterway and drainage line</li> </ol>

Performance Outcomes	Acceptable Outcomes																		
<p>c. impact on stream integrity;</p> <p>d. impact of opportunities for revegetation and rehabilitation planting;</p> <p>e. edge effects.</p>	<p>c. 20m from top of bank for W3 waterway and drainage line</p> <p>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</p> <p>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.</p>																		
<p><b>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</b></p> <p>Note - In the Rural Residential Zone, netting, shade cloth and similar coverings associated with agricultural operations are exempt.</p>																			
<p><b>PO136</b></p> <p>Development:</p> <p>a. avoids being viewed as a visually conspicuous built form on a hill top or ridgeline;</p> <p>b. retain the natural character or bushland settings as the dominant landscape characteristic;</p> <p>c. is viewed as being visually consistent with the natural landscape setting and does not diminish the scenic and visual qualities present in the environment.</p>	<p><b>AO136</b></p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p> <p>a. located on a hill top or ridge line;</p> <p>b. all parts of the building and structure are located below the hill top or ridge line.</p>																		
<p><b>PO137</b></p> <p>Development:</p> <p>a. does not adversely detract or degrade the quality of views, vista or key landmarks;</p> <p>b. retains the natural character or bushland settings as the dominant landscape characteristic.</p>	<p><b>AO137</b></p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p> <p>a. go across land contours, and do not cut straight up slopes;</p> <p>b. follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height.</p>																		
<p><b>PO138</b></p> <p>Buildings and structures incorporate colours and finishes that:</p> <p>a. are consistent with a natural, open space character and bushland environment;</p> <p>b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment;</p> <p>c. are not visually dominant or detract from the natural qualities of the landscape.</p>	<p><b>AO138.1</b></p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:</p> <table border="1" data-bbox="791 1727 1465 2069"> <thead> <tr> <th colspan="3">Colours from Australian Standard AS2700s – 1996</th> </tr> </thead> <tbody> <tr> <td>G12 – Holly</td> <td>G54 – Mist Green</td> <td>N 44 – Bridge Grey</td> </tr> <tr> <td>G13 – Emerald</td> <td>G55 – Lichen</td> <td>N45 – Koala Grey</td> </tr> <tr> <td>G14 – Moss Green</td> <td>G56 – Sage Green</td> <td>N52 – Mid Grey</td> </tr> <tr> <td>G15 – Rainforest Green</td> <td>G62 – Rivergum</td> <td>N54 – Basalt</td> </tr> <tr> <td>G16 – Traffic Green</td> <td>G64 – Slate</td> <td>N55 – Lead Grey</td> </tr> </tbody> </table>	Colours from Australian Standard AS2700s – 1996			G12 – Holly	G54 – Mist Green	N 44 – Bridge Grey	G13 – Emerald	G55 – Lichen	N45 – Koala Grey	G14 – Moss Green	G56 – Sage Green	N52 – Mid Grey	G15 – Rainforest Green	G62 – Rivergum	N54 – Basalt	G16 – Traffic Green	G64 – Slate	N55 – Lead Grey
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## 6 Zones

Performance Outcomes	Acceptable Outcomes		
	G17 – Mint Green	G65 – Ti Tree	X54 – Brown
	G21 – Jade	N25 – Birch Grey	X61 – Wombat
	G22 – Serpentine	N32 – Green Grey	X62 – Dark Earth
	G23 – Shamrock	N33 – Lightbox Grey	X63 – Iron Bark
	G24 – Fern Green	N35 – Light Grey	Y51 – Bronze Olive
	G25 – Olive	N41 – Oyster	Y61 – Black Olive
	G34 – Avocado	N42 – Storm Grey	Y63 – Khaki
	G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone
	G53 – Banksia		
	<p><b>AO138.2</b></p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.</p>		
<p><b>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</b></p> <p>Note - This is for information purposes only. No self-assessable criteria or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>			