

7 Local plans

7.2.3 Caboolture West local plan code

7.2.3.1 Application - Caboolture West local plan

This code applies to development in the Caboolture West local plan area shown on LPM-03 contained within Schedule 2, if that development is identified as:

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

When using this code, reference should be made to section 5.3.1 'Process for determining the category of development and category of assessment for assessable development' and, where applicable, section 5.3.2 'Determining the category of development and category of assessment'.

For accepted development subject to requirements or assessable development:

1. Part A of the code applies only to assessable development in the [Urban living precinct](#), 7.2.3.1.1 'Next generation sub-precinct';
2. Part B of the code applies only to assessable development in the 7.2.3.1 'Urban living precinct', 7.2.3.1.2 'Local centre sub-precinct';
3. Part C of the code applies only to assessable development in the 7.2.3.1 'Urban living precinct', 7.2.3.1.3 'Light industry sub-precinct';
4. Part D of the code applies only to assessable development in the 7.2.3.2 'Town centre precinct', 7.2.3.2.1 'Centre core sub-precinct';
5. Part E of the code applies only to assessable development in the 7.2.3.2 'Town centre precinct', 7.2.3.2.2 'Mixed business sub-precinct';
6. Part F of the code applies only to assessable development in the 7.2.3.2 'Town centre precinct', 7.2.3.2.3 'Teaching and learning sub-precinct';
7. Part G of the code applies only to assessable development in the 7.2.3.2 'Town centre precinct', 7.2.3.2.4 'Residential north sub-precinct';
8. Part H of the code applies only to assessable development in the 7.2.3.2 'Town centre precinct', 7.2.3.2.5 'Residential south sub-precinct';
9. Part I of the code applies only to assessable development in the 7.2.3.2 'Town centre precinct', 7.2.3.2.6 'Open space sub-precinct';
10. Part J of the code applies only to assessable development in the 7.2.3.2 'Town centre precinct', 7.2.3.2.6 'Open space sub-precinct';
11. Part K of the code applies only to assessable development in the 7.2.3.2 'Town centre precinct', 7.2.3.2.8 'Light industry sub-precinct';
12. Part L of the code applies only to assessable development in the 7.2.3.2 'Town centre precinct', 7.2.3.2.9 'Specialised centre sub-precinct';
13. Part M of the code applies only to assessable development in the 7.2.3.3 'Enterprise and employment precinct', 7.2.3.3.1 'General industry sub-precinct';
14. Part N of the code applies only to assessable development in the 7.2.3.3 'Enterprise and employment precinct', 7.2.3.3.2 'Light industry sub-precinct';

15. Part O of the code applies only to assessable development in the 7.2.3.3 'Enterprise and employment precinct', 7.2.3.3.3 'Specialised centre sub-precinct';
16. Part P of the code applies only to accepted development subject to requirements development in the 7.2.3.4 'Green network precinct';
17. Part Q of the code applies only to assessable development in in the 7.2.3.4 'Green network precinct';
18. Part R of the code applies only to accepted development subject to requirements development in the 7.2.3.5 'Rural living precinct';
19. Part S of the code applies only to assessable development in the 7.2.3.5 'Rural living precinct'.

Editor's note - Context

The Caboolture West local plan area forms part of the Caboolture planning area (SF Map 3.13.2) within the Moreton Bay Region. It adjoins the existing urban footprint approximately 5km west of the Caboolture-Morayfield Principal Activity Centre (PAC), and is bounded by the D'Aguilar Highway to the north, Caboolture River Road to the south and low hills to the west of Old North Road. The local plan area has a total land area of approximately 3,480 hectares.

The Caboolture West topography is characterised by the Caboolture River and Wararba Creek alluvial flats, which rise and undulate up to the foothills of the D'Aguilar Range in the west. The existing landscape consists of detached housing set amongst predominately large areas of open rural grazing land and smaller parcels of agricultural cropping⁽¹⁹⁾. Existing rural residential type development is located around the Wamuran Township to the north and Caboolture River Road to the south.

The local plan area features natural areas which are important to the conservation of biodiversity in the region and which provide the basis of a green network precinct which can be consolidated, rehabilitated and enhanced as development occurs. Similarly, views towards the Glass House Mountains to the north and the D'Aguilar Range to the west create a distinct character specific to this part of the Moreton Bay Region consideration of which has been incorporated into the local plan.

The topography of the area has also been found to be capable of and suitable for urban development and this combined with the areas close proximity to the Caboolture-Morayfield PAC reinforce the potential of this area to become a new major long term growth area in Moreton Bay.

Planning Process

The Caboolture West Local Plan was prepared by Moreton Bay Regional Council in consultation with State Agencies following the Ministerial Declaration of the Caboolture West Master Planned Area in February 2012.

The planning process has been intensive and comprehensive, encompassing a wide range of issues and considerations including the following:

- Environmental and ecological values;
- Agriculture and strategic cropping⁽¹⁹⁾ land;
- Housing needs;
- Future employment and business needs;
- Infrastructure requirements (public transport, roads, water, sewerage and stormwater);
- Parks, open space and community uses⁽¹⁷⁾;
- Economic and financial impacts.

Urban design has been an integral part of the planning process from initial scenario development through to detailed master planning. Council's urban design goal has been to design places that work best for people, from the region as a whole to neighbourhoods and precincts and to individual public spaces, streets and buildings. The urban design of Caboolture West will affect its economic vitality, community well-being and environmental sustainability. It will influence how well its community will be able to respond positively to things such as climate change, changing lifestyles, innovative communications technology and an ageing community.

Input has been sought from key stakeholders through the multiple project stages and has assisted in forming the vision and strategies contained in the local plan. During the process, the community has been kept up-to-date through periodic updates on the Caboolture West webpage, public information sessions at halls in the area and Councillor newsletters distributed in the area.

The figures included in this Caboolture West Local Plan illustrate conceptually how Council intends the area will be developed. The Neighbourhood development plans are intended to show in detail the types, scale, timing and location of development and infrastructure prior to development occurring.

7 Local plans

Key Features of the Caboolture West Local Plan

- Study Area approximately 6,663 ha
- Project time frame 40 + years
- Urban Population 68,700 residents
- Urban Dwellings 26,900
- Urban Employment 17,000 jobs
- Development Value est. 9,500 million
- Local Plan area 3,480 ha
- Local Plan urban area 1787 ha (51%) comprising:
 - Town centre 106 ha (6%)
 - Enterprise and employment 160 ha (9%)
 - Urban living 1,521 ha (85%)
 - 6 local centres
 - 13 neighbourhood hubs
 - TAFE and Private hospital⁽³⁶⁾
 - 3 high schools
 - 9 primary schools
 - Rapid transit connection to Caboolture Central
- Green network 1070 ha (31%)
- Local Plan rural living area 622 ha (17%)

The local plan consists of 5 precincts and 15 sub-precincts (see Table 7.2.3.1). The location of the 15 sub-precincts is only shown conceptually in the local plan and is required to be planned in more detail in a Neighbourhood development plan.

7.2.3.1 Purpose - Caboolture West local plan

1. The purpose of the Caboolture West local plan code is to:
 - a. Achieve the strategic outcomes of the Caboolture West growth area as set out in Part 3 Strategic Framework by specifying in detail the overall outcomes for the Caboolture West local plan and the purpose and outcomes for each of the precincts identified in the local plan.
 - b. Provide for an Urban area.
 - c. Guide the orderly, balanced, and sequenced planning and development of land use in the local plan area.
 - d. Guide the staged planning and delivery of infrastructure necessary to service development.
 - e. Require the preparation of neighbourhood development plans prior to development that:
 - i. specify the geographic location of sub-precincts and the specific type, form, location and scale of other land use and development that meet the outcomes of the local plan code;
 - ii. integrate and coordinate the type, form, scale, location and sequence of development with the location, timing and provision of infrastructure;

- iii. ensure the land requirements required for the provision of community infrastructure to service the population of the area are not compromised by development;
 - iv. facilitate the provision of community infrastructure required by the population of the local plan area;
 - v. facilitate the planning and implementation of the Green network.
- f. Establish the purpose, overall outcomes and performance outcomes for the preparation of Neighbourhood development plans.
2. The Caboolture West local plan includes 5 precincts, which have the following purpose:

- a. Town centre precinct: The purpose of this precinct is to concentrate the highest order and greatest mix of specialised retail, commercial, civic and cultural activities, education, health and other Community uses⁽¹⁷⁾, and the highest residential densities in a compact, highly accessible location with a high quality pedestrian, oriented public realm.
- b. Urban living precinct: The Urban living precinct applies to most of the area intended for urban development in the Caboolture West local plan area. The precinct is intended to be developed as a series of next generation neighbourhoods, which are comprised of a mix of residential development types including detached dwellings on a variety of lot sizes, multiple residential dwellings and other residential and live work opportunities. Higher density development is predominately located within walking distance to centres, community facilities and high frequency public transport.

The Urban living precinct is also intended to accommodate a wide range of compatible non-residential activities to cater for the needs of all local residents. These other activities include:

- identifiable and accessible local centres and neighbourhood hubs;
 - local employment areas providing locations for small scale, low impact industry⁽⁴²⁾ and business land uses;
 - specific facilities and institutions such as Educational establishments⁽²⁴⁾, Child care centres⁽¹³⁾ and community facilities;
 - other community infrastructure necessary for an urban community to function.
- c. Enterprise and employment precinct: The Enterprise and employment precinct is intended to be developed as the primary location for Low impact industry⁽⁴²⁾ to Medium impact industry⁽⁴⁷⁾ uses and industry employment within the Caboolture West local plan area, complementing the other industry places throughout the Caboolture city area. The precinct primarily provides high quality, fully serviced, accessible land for a compatible mix of low impact and medium impact industrial uses, a secondary function is to accommodate large format retail uses and indoor sport and recreation⁽³⁸⁾ along the main street boulevard. The primary and secondary functions are supported and complemented by smaller scale business uses providing a local function.
 - d. Rural living precinct: The precinct is generally located at the urban-rural fringe of the local plan area, comprising of single detached houses on semi-rural allotments. The purpose of the Rural living precinct is to provide for rural uses to continue, development of lower density rural residential development on large lots where infrastructure and services may not be provided, and retaining strategic environmental corridors around the Caboolture West local plan area.

7 Local plans

- e. **Green network precinct:** The purpose of the Green network precinct code is to provide for the protection and management of land having significant recreation and environmental values within the local plan area. The Green network seeks to consolidate and rehabilitate fragmented land, through development offsetting, and create a strong and connected network of quality environmental landscape areas having significant recreation, conservation, biodiversity and habitat values.
3. The development intent and urban design outcomes for each of the five precincts in the Caboolture West local plan area are further described through the sub-precinct provisions. Refer to the list of sub-precincts in Table 7.2.3.1 below. The location of each sub-precinct (shown conceptually in the local plan Figures) is to be determined in a Neighbourhood development plan (NDP) process as described in this local plan.

Table 7.2.3.1 Precincts and Sub-precincts

Column 1 Precincts	Column 2 Sub-precincts
Town centre	Centre core
	Mixed business
	Teaching and learning
	Residential north
	Residential south
	Open space
	Civic space
	Light industry
	Specialised centre
Enterprise and employment	General industry
	Light industry
	Specialised centre
Urban living	Next generation
	Local centre
	Light industry
Green network	Not applicable
Rural living	Not applicable

Note - For further information about Neighbourhood development plans refer to Planning scheme policy - Neighbourhood design.

4. The purpose of the Caboolture West local plan code will be achieved through the following overall outcomes:
- a. Agricultural land and rural industries are protected from the intrusion of incompatible, premature development by ensuring the below urban activity separation distances are maintained between urban development and existing operational rural activities;

Table 7.2.3.2 Urban activities separation distances

Use or Activity	Minimum separation distance (metres)	Recommended buffer elements
Agriculture where chemical spray drift is an issue	300	Vegetation
Agriculture where odour is an issue	500	Not specified
Agriculture where dust, smoke or ash is an issue	150	Vegetation
Agriculture where none of the above are an issue	40	Dense vegetation

- b. The form, pattern and structure of development delivers the following outcomes:
- i. development recognises and strengthens the role and function of the Caboolture Morayfield Principal Activity centre;
 - ii. development contributes to increased levels of self-containment of business and industry employment opportunities in the Caboolture City Planning area;
 - iii. development delivers an urban structure that is consistent with the urban structure concept illustrated in Figure 7.2.3.1 - Caboolture West structure plan, including a Town centre, Enterprise and employment area, an Urban living area, a Green network, and Rural living area.
 - iv. development delivers a major street network consistent with Figure 7.2.3.2 - Movement, major streets;
 - v. development delivers a movement walking and cycling network consistent with Figure 7.2.3.3 - Movement, walking and cycling;
 - vi. development delivers a green network and open space consistent with Figure 7.2.3.4 - Green network and open space;
 - vii. development delivers centres, employment and schools consistent with Figure 7.2.3.5 - Centres, employment and schools;
 - viii. development protects, frames and incorporates strong views from the hilltops identified in Figure 7.2.3.6 - Views;
 - ix. development responds to the site conditions, important features, and slope as identified on Figure 7.2.3.7 - Synthesised conditions, important features, and Figure 7.2.3.8 - Synthesised conditions, flood hazard and slope;
 - x. development delivers a series of walkable neighbourhoods providing housing and lot choice and diversity across the area, with higher densities and smaller lots focused around a network of local centres and neighbourhood hubs, community facilities and bounded by the green network.
- c. Development delivers a network of centres consistent with the role and function of the centres as identified on the Caboolture West centres network table below (Table 7.2.3.2).

Table 7.2.3.3 Caboolture West - centres network

	Town Centre	Local Centre	Neighbourhood hub	Specialised Centre
Role/Function	- Key centre within the Caboolture West district. - Greatest mix of residential and non-residential activities to cater for the	- Focus for retail, commercial and community activities, servicing multiple neighbourhoods within the planning area.	- Focus for retail, commercial and community activities within a small neighbourhood catchment.	- Focus for large (bulky goods) showrooms ⁽⁷⁸⁾ .

7 Local plans

	immediate needs of the Caboolture West district catchment.			
Catchment	District	Local	Neighbourhood	Sub-Regional
Transport connectivity	<ul style="list-style-type: none"> - Major focal point for high frequency bus networks within the Caboolture West area. - Gateway for public transport into the Caboolture city. 	Key focal point within the public transport system.	Stopping or transfer point for bus or train network.	Reliant on direct vehicular access due to the need to load and unload goods.
Retail activities	<p>Includes:</p> <ul style="list-style-type: none"> - Department stores (including discount department stores)⁽⁷⁸⁾ - Showrooms⁽⁷⁸⁾ - Personal services - Full-line supermarkets - Full range of specialty stores <p>Excludes: N/A</p>	<p>Includes:</p> <ul style="list-style-type: none"> - A full-line supermarket - Personal services - Specialty stores <p>- 5000-7000m² retail GFA</p> <p>Excludes: N/A</p>	<p>Includes:</p> <ul style="list-style-type: none"> - Convenience stores - Personal services - Specialty stores <p>- 1000-2000m² GFA</p> <p>Excludes:</p> <ul style="list-style-type: none"> - Department stores (including discount department stores) - Showrooms⁽⁷⁸⁾ - Full-line supermarkets 	<p>Includes:</p> <ul style="list-style-type: none"> - Bulky goods retailing <p>Excludes:</p> <ul style="list-style-type: none"> - Department stores (including discount department stores) - Supermarkets - Speciality stores - Personal services
Commercial activities	<p>Includes:</p> <ul style="list-style-type: none"> - Key administration centre - State and local government offices⁽⁵³⁾ - Professional and service businesses <p>Excludes: N/A</p>	<p>Includes:</p> <ul style="list-style-type: none"> - Intermediate level offices⁽⁵³⁾ - Local professional offices⁽⁵³⁾ <p>Excludes: N/A</p>	<p>Includes:</p> <ul style="list-style-type: none"> - Local professional offices⁽⁵³⁾ <p>Excludes:</p> <ul style="list-style-type: none"> - District level and above professional and government offices⁽⁵³⁾ 	<p>Includes: N/A</p> <p>Excludes:</p> <ul style="list-style-type: none"> - All professional offices⁽⁵³⁾
Residential activities	<ul style="list-style-type: none"> - High density, multi-storey, mixed use 	N/A	N/A	<ul style="list-style-type: none"> - No residential activity other than caretakers
Community activities	<ul style="list-style-type: none"> - Artistic, social or cultural facilities - Child care - Education - Emergency services⁽²⁵⁾ - Health services - Religious activities - Social interaction or entertainment - Support services 	<ul style="list-style-type: none"> - Artistic, social or cultural facilities - Child care - Education - Emergency services⁽²⁵⁾ - Health services - Religious activities - Social interaction or entertainment - Support services 	<ul style="list-style-type: none"> - Artistic, social or cultural facilities - Child care - Education - Emergency services⁽²⁵⁾ - Health services - Religious activities - Social interaction or entertainment - Support services 	<ul style="list-style-type: none"> - No community activities

Other activities	- District focus for health, education, cultural and entertainment facilities -District civic park	- Entertainment facilities - Local civic park	- Local civic park	- No other activities
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- d. Development contributes to and maintains a well-connected and accessible town that:
- i. is connected by a series of 4 lane boulevards to the D'Aguilar Highway, Caboolture and Morayfield;
 - ii. is connected to the Caboolture Principal Activity centre by a public transport system, including a rapid transit corridor, shown indicatively utilising the main street network, a dedicated right of way alongside the major electricity transmission corridor and other transport corridors;
 - iii. delivers a network of neighbourhoods, a town centre and an enterprise and employment area linked by a network of neighbourhood connector streets based on an 800m grid, a local collector street network based on a 400m grid, and an active transport and local access street network based on a 200m grid;
 - iv. delivers a minimum gross density of 35 people and jobs per hectare across the Caboolture West urban area to support a high quality public transport system;
 - v. delivers a permeable, legible, street and pedestrian/cyclist network providing connectivity, and property access, walkable neighbourhoods, active transport and public transport services;
 - vi. delivers a safe and convenient movement network within the local plan area and to and from the surrounding areas;
 - vii. delivers a safe and attractive pedestrian friendly built environment.

Editor's note - The Caboolture West transport assessment forecasts strong demand for travel between Caboolture West and Caboolture/Morayfield as Caboolture West is developed. As such a range of transport infrastructure and service improvements are required to maintain good accessibility to employment, educational facilities etc. The transport strategy identified the need to provide a strong integrated public transport network to support growth in Caboolture West and the wider Caboolture/Morayfield area in addition to road improvements. A key aspect of the strategy is to provide public transport travel times that are competitive with private vehicles between Caboolture West and the Caboolture town centre. The preliminary transport study did not assess the relative merits of alternative modes for rapid transit, but identified benefits of providing a rapid transit link between Caboolture West and the Caboolture town centre from 2036. Further planning will be undertaken to identify the details of the public transport provision necessary to support the Caboolture West development and the funding mechanisms.

The proposed Caboolture West infrastructure requirements reflect current understanding. Council will work with the Department of Transport and Main Roads (including the TransLink authority) to facilitate further network or corridor studies for an integrated public transport system to serve all neighbourhoods and centres and to provide good access locally, to Caboolture/Morayfield and to other regional centres.

State expenditure for investment in infrastructure will be subject to consideration through normal budgetary processes and will be part of an approved state agency capital works program.

- e. The development of infrastructure is:
- i. located and designed to maximise efficiency, ease of maintenance, and minimum whole of life cycle cost;
 - ii. provided in a timely, orderly, coordinated and integrated manner to support urban uses and works;
 - iii. delivered in a manner that does not compromise the planned networks and hierarchies;
 - iv. co-located where reasonably practical;
 - v. located and designed to minimise impacts on natural environmental values and urban amenity;
 - vi. designed to create high quality living and working environments that are safe, convenient, attractive, comfortable and fit for purpose.

7 Local plans

- f. Development promotes the ongoing viability, integrity, operation, maintenance and safety of major infrastructure.
- g. Development provides effective separation distances, buffers and mitigation measures to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities.
- h. Development minimises adverse impacts on the amenity of surrounding residential uses by mitigating noise, odour and air quality impacts on residents to a level consistent with the general amenity of the location in which the development is occurring.
- i. Development protects the natural environment and landscape features of the area by ensuring development:
 - i. delivers a total water cycle management solution by:
 - A. satisfying best practice stormwater management targets outlined in State planning policy, Part D, Water Quality by utilising integrated solutions including bio-retention basins, green space areas, and wetlands;
 - B. contributing to riparian revegetation of 3rd and 4th order streams within the Caboolture West local plan area.
 - ii. delivers the green network identified in Figure 7.2.3.4 - Green network and open space by the direct contribution of land within the corridor, contribution to koala habitat and regional ecosystem offsets provided by Council, and by direct vegetation rehabilitation of corridors.
 - iii. delivers an urban greenspace network that complements the major green network and integrates consideration of habitat and ecosystem values, stormwater management with the urban design outcomes sought by Council using natural and engineered solutions to achieve sustainable, safe, functional, and comfortable urban living environments.
 - iv. protects, frames and makes a positive contribution to the strong views from key hill tops identified in the local plan in Figure 7.2.3.6. - Views and Figure 7.2.3.2.4 - Town centre, retained views.
- j. Development occurs in accordance with an approved Neighbourhood development plan.
- k. A Neighbourhood development Plan (NDP) specifies:
 - i. the location of sub-precinct boundaries and the type, scale and location of land uses consistent with the sub-precinct provisions of the Local plan code;
 - ii. the type, scale and location of other consistent and compatible land uses and development within the relevant precincts;
 - iii. building height limitations;
 - iv. minimum site densities for the Residential north sub-precinct and Residential south sub-precinct;
 - v. view corridors to be maintained;
 - vi. street layout, width and alignment;
 - vii. the main street, collector street and local access street network (shown conceptually on Figure 7.2.3.1 - Caboolture West structure plan and Figure 7.2.3.2.1 - Urban design framework);
 - viii. the public transport network;
 - ix. the active transport network;
 - x. the location of open space;
 - xi. the green infrastructure network;

- xii. location of community facilities e.g. school site boundaries;
- xiii. major electricity infrastructure⁽⁴³⁾;
- xiv. the type, scale, location and timing of water, sewer and stormwater infrastructure;
- xv. integration with the surrounding area;
- xvi. Where possible and practicable, koala bushland and habitat trees, outside of the Green network precinct, to be retained and incorporated in the overall design as, but not limited to, parks and open space areas, street trees and urban landscaping.

Note - Neighbourhood development plans:

- i. Will be approved by Council and included in the Local plan;
- ii. Are required to be prepared before development other than transitional and interim development is approved;
- iii. Will not vary the category of development or the category of assessment;
- iv. Are prepared in accordance with Planning scheme policy - Neighbourhood design. The Planning scheme policy contains diagram showing indicative boundaries of the Neighbourhood development plans and intended phasing of these plans;
- v. Will explore development opportunities and constraints in greater detail, refine precinct boundaries, allocate sub-precinct boundaries (including residential density mix), and provide clarity on delivery of infrastructure and required infrastructure funding and delivery arrangements. Further consultation with development interests will be needed as part of the process leading up to adopting each NDP;
- vi. May refine the boundary of a precinct and determine the configuration of sub-precincts consistent with the urban structure concept illustrated on Figure 7.2.3.1 - Caboolture West structure plan, Figure 7.2.3.2.1 - Town centre urban design framework and Figure 7.2.3.3.1 - Enterprise and employment urban design framework;
- vii. Demonstrate how the relevant Local plan outcomes will be achieved.

Refer to Planning scheme policy - Neighbourhood design for additional information and details.

Editor's note - Development of Caboolture West is expected to take 40+ years. The local plan is split into 8 smaller areas, for which a Neighbourhood Development Plan (NDP) is required. A NDP might easily contain 3,000 or more dwellings – they are serious planning and design exercises in themselves.

During preparation of the local plan an illustrative masterplan was designed and drawn at 1:5000.

There are two important reasons for this output at this scale:

- i. 'Proof of concept'. The illustrative masterplan tested the broader scale local plan for viability.
- ii. Illustration of preferred urban design outcomes at the neighbourhood scale, to guide future planners and developers. As such this output of work is included in the supporting reports but not in the statutory local plan.

While useful for an illustrative purpose, the illustrative masterplan is not resolved to a level that would enable it to be used as an 'acceptable outcome'. Caboolture West Illustrative masterplan indicates a detailed urban design intent for each area, for refinement and resolution at NDP stage.

The NDP is the level of planning between local plan and a development application (e.g. reconfiguration of lots for housing). The NDP will detail local street networks, land uses (through the allocation of sub-precincts), open spaces, school site boundaries, sewer and water and other infrastructure. The NDP will show how the various sub-precincts, or the desired places within the sub-precincts are designed to form part of an integrated overall urban structure within the local plan area.

Figure 7.2.3.1 - Caboolture West structure plan

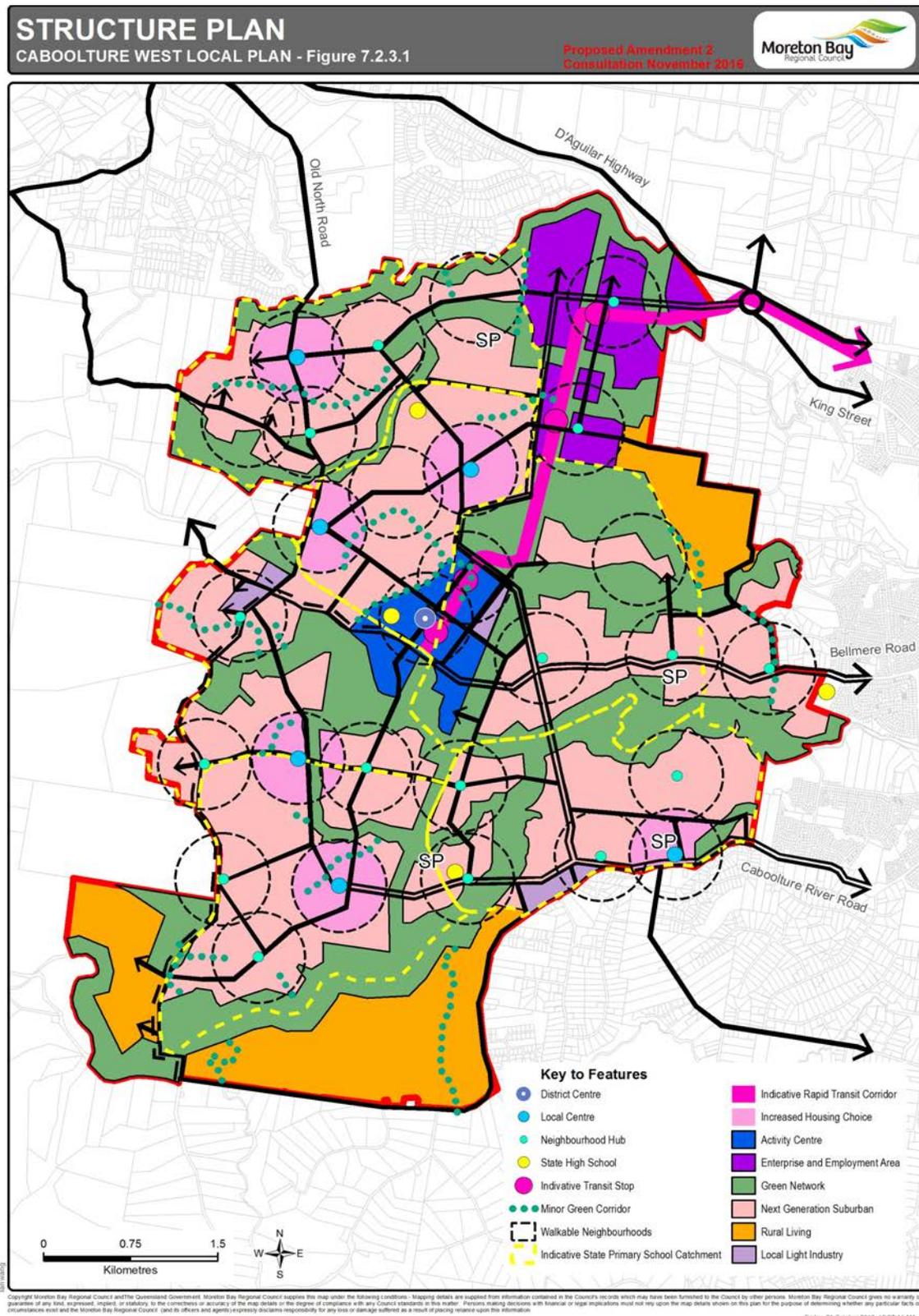


Figure 7.2.3.2 - Movement, major streets

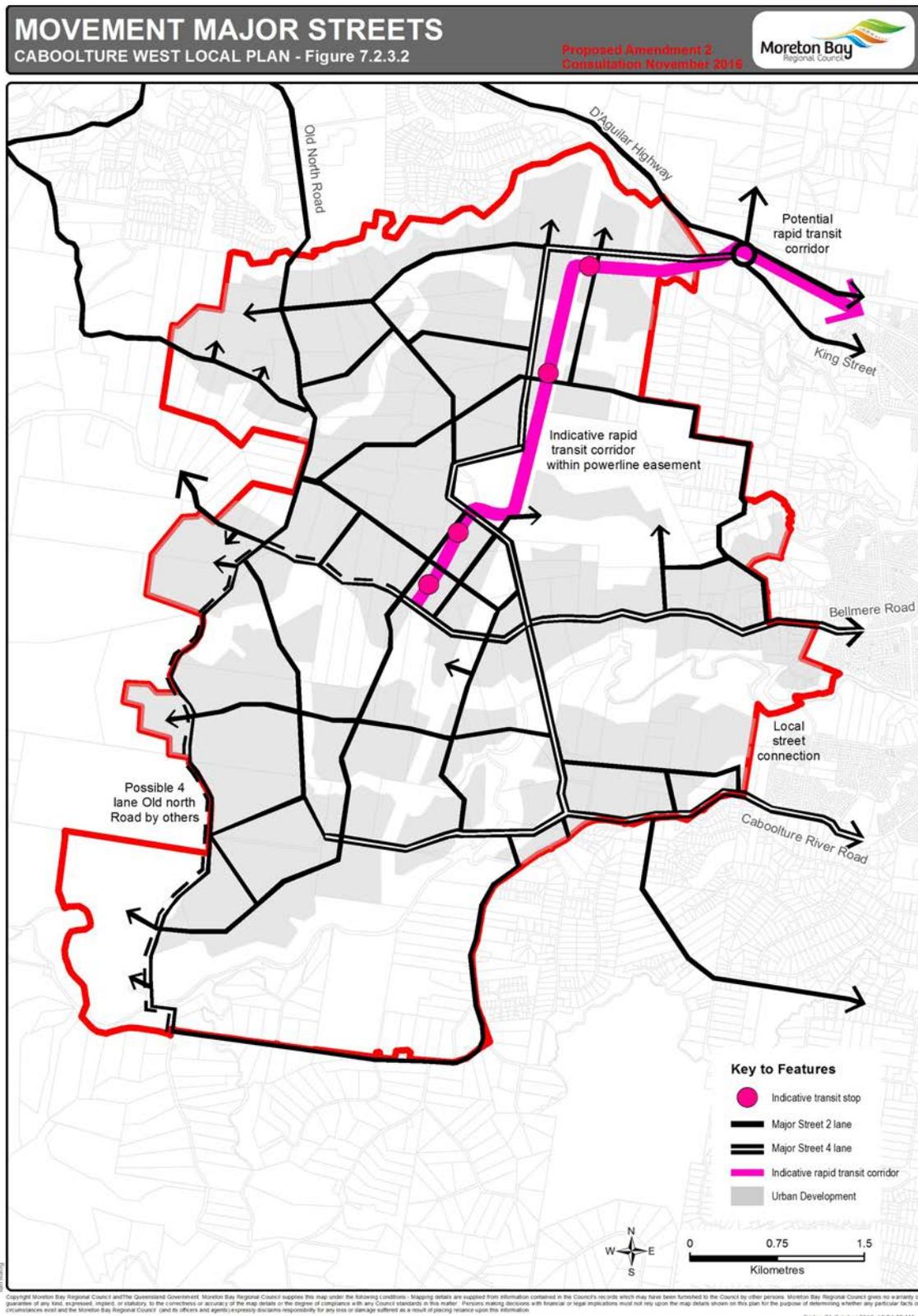


Figure 7.2.3.3 - Movement, walking and cycling

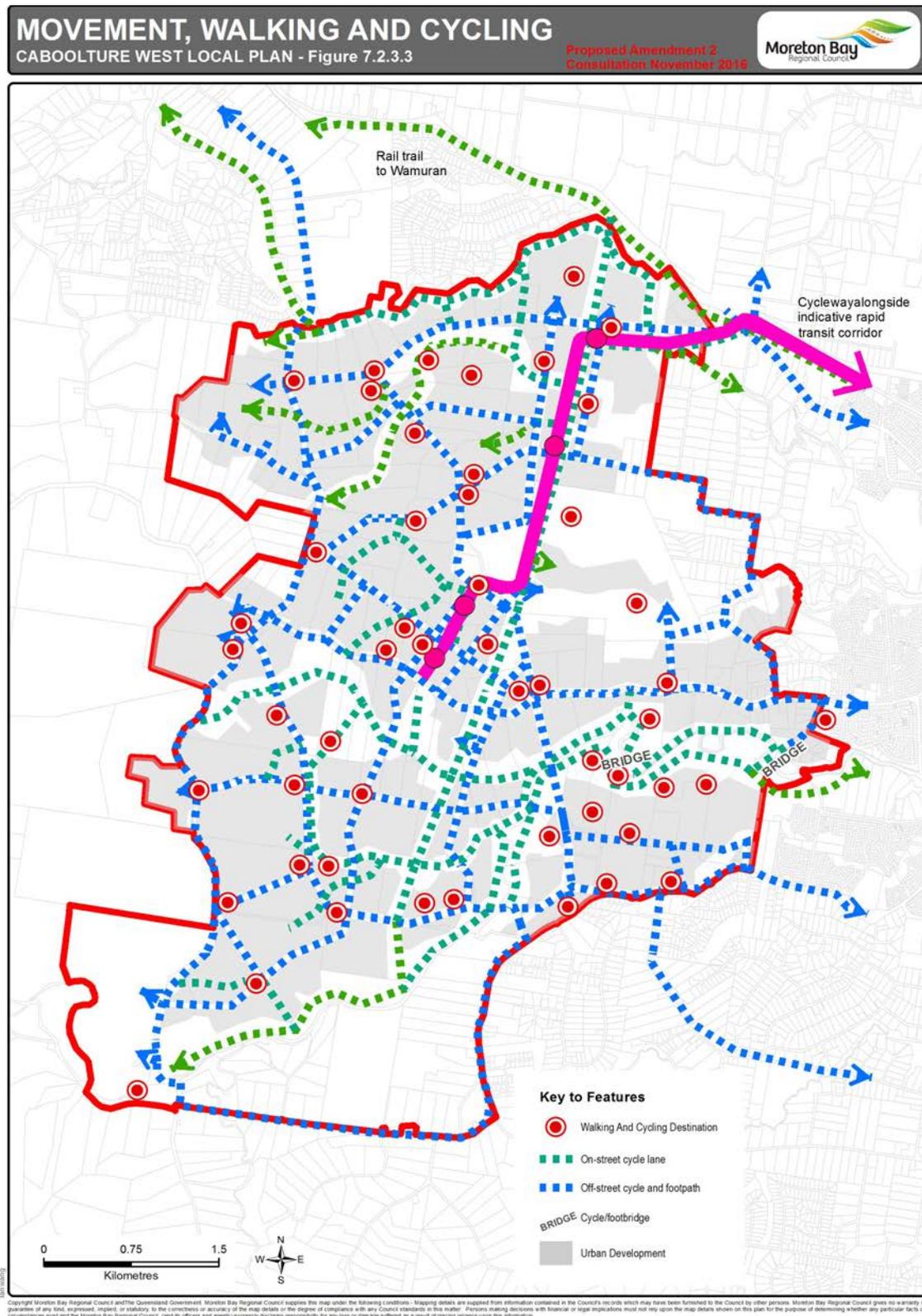


Figure 7.2.3.4 - Green network and open space

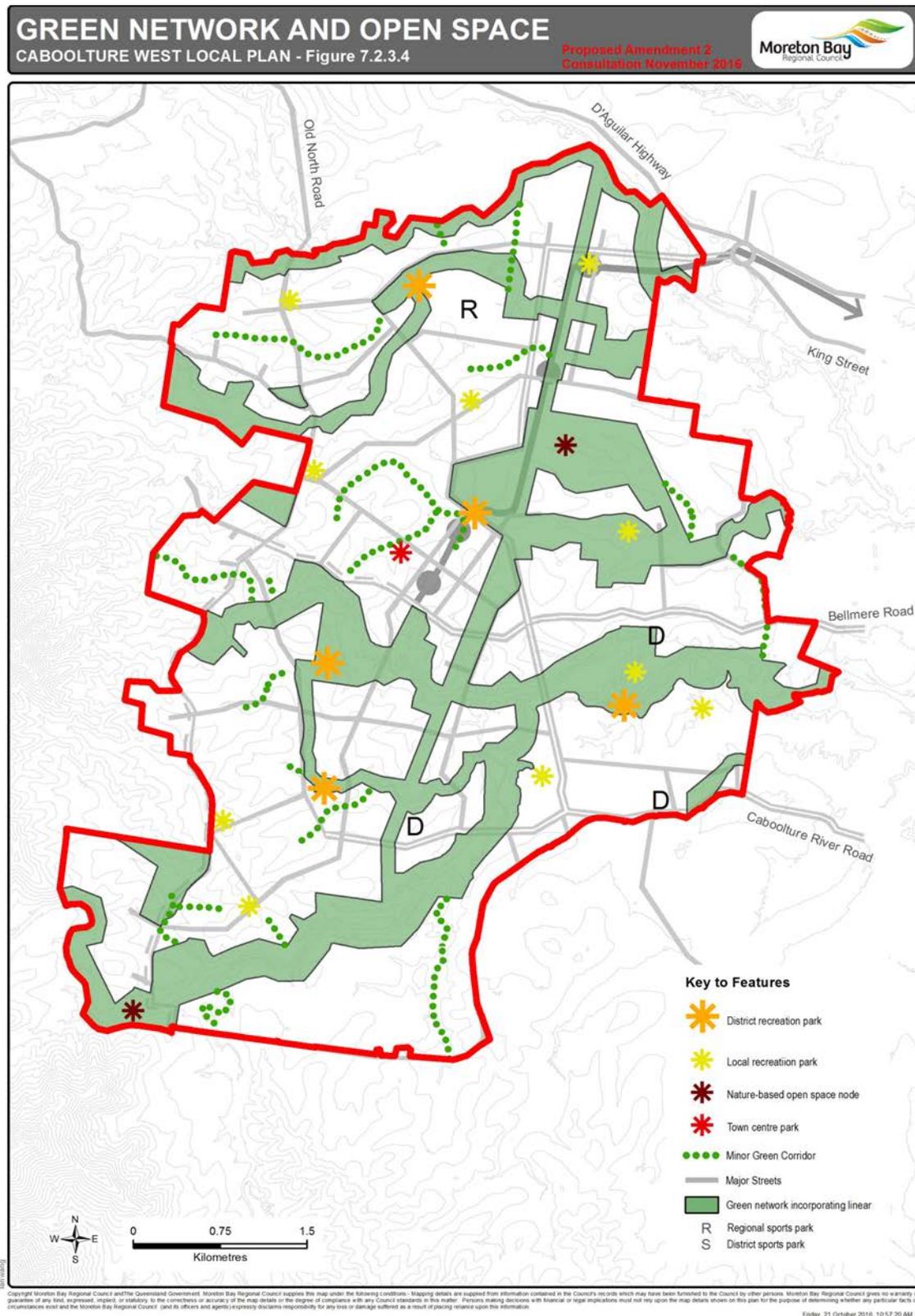


Figure 7.2.3.5 - Centres, employment and schools

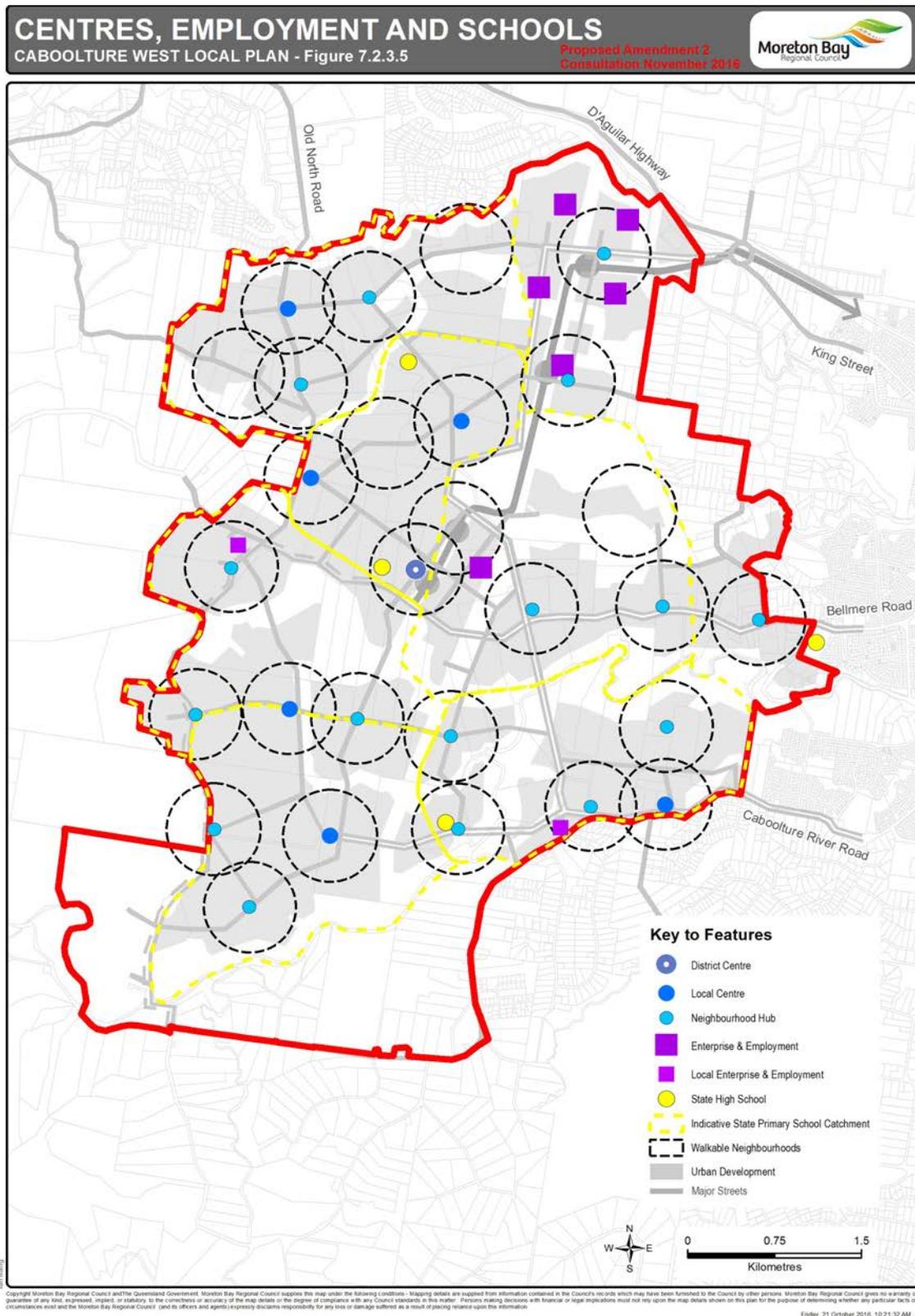


Figure 7.2.3.6 - Views

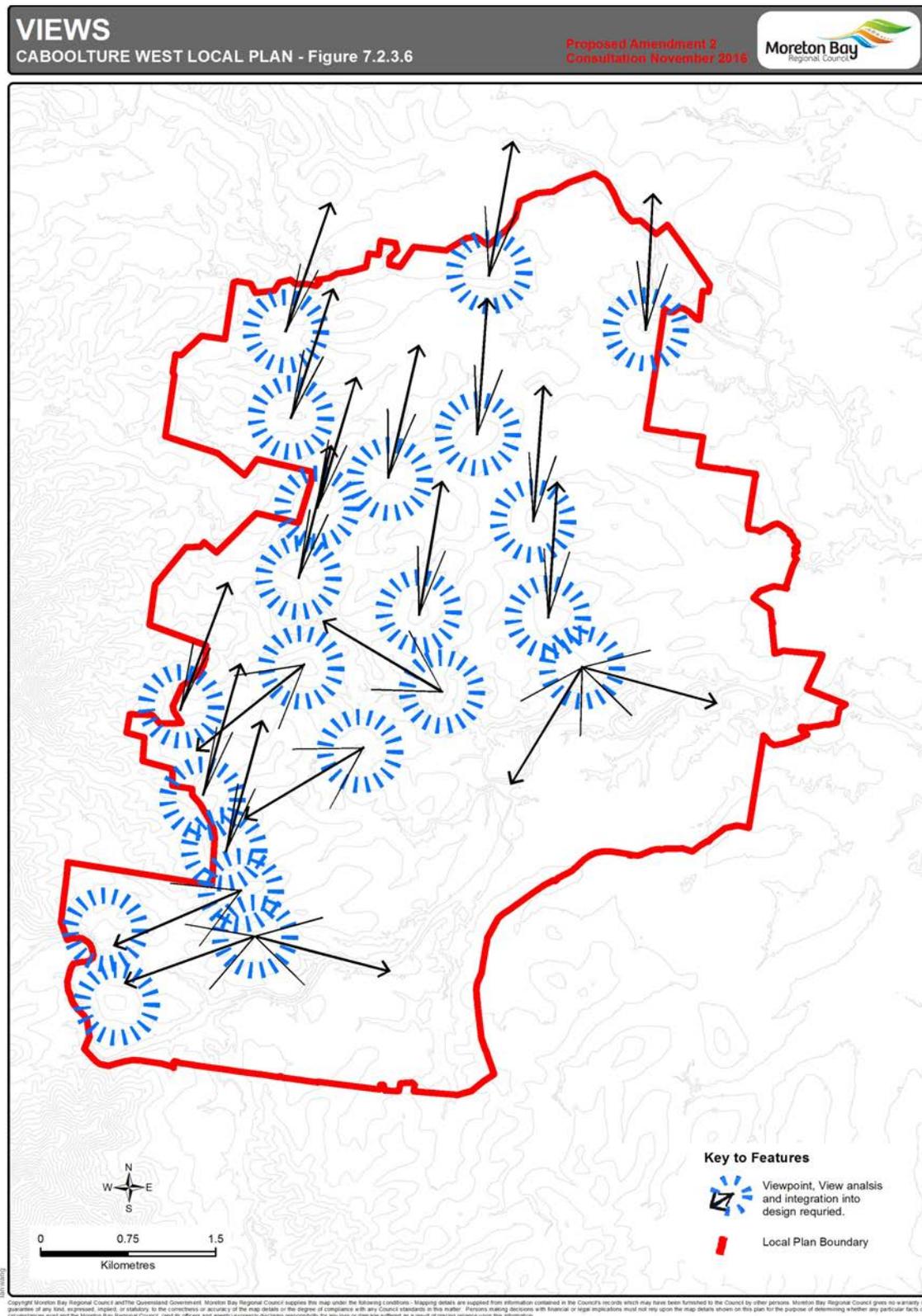


Figure 7.2.3.7 - Synthesised conditions, important features

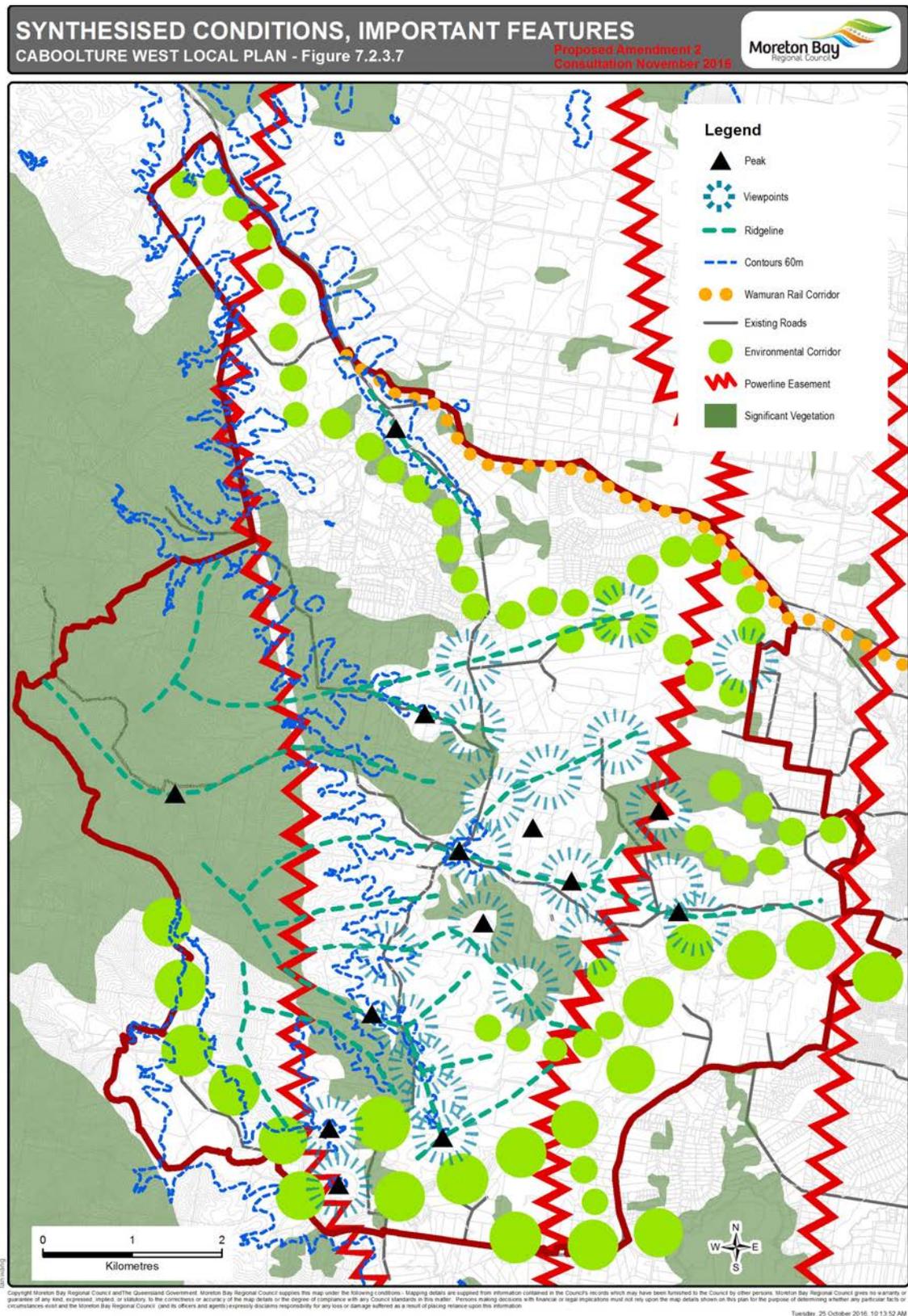
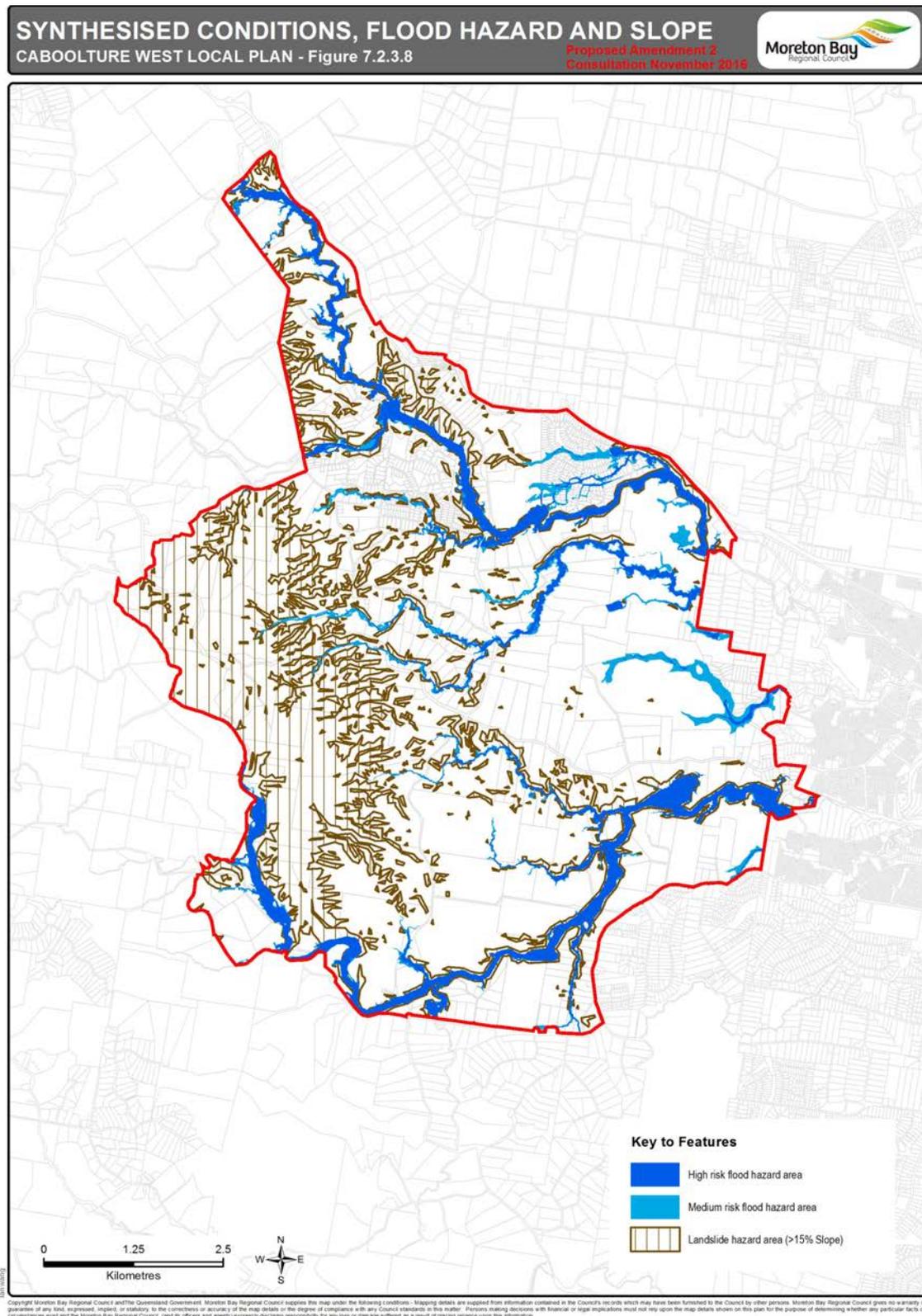


Figure 7.2.3.8 - Synthesised conditions, flood hazard and slope



7 Local plans

7.2.3.1 Urban living precinct

7.2.3.1.1 Purpose - Urban living precinct

1. The Urban living precinct applies to most of the area intended for urban development in the Caboolture West local plan area. The precinct is to be developed as a series next generation neighbourhoods, that are comprised of a mix of residential development types including detached dwellings on a variety of lot sizes, multiple residential dwellings and other residential and live work opportunities. Higher density development is predominately located within walking distance to centres, community facilities and high frequency public transport.
2. The Urban living precinct has an overall net density of 22 dwellings per hectare (representing the combined mix of all development within the precinct) to support a diverse range of services, facilities and high frequency public transport.

Note - Net density refers to the density of development of an area which includes land for local streets, local Parks⁽⁵⁷⁾ and developable land (i.e. Before development occurs). Council's density calculations for the Caboolture West Local Plan assume that 70% of an area is developable and that 30% of the area is taken up by local streets and parks⁽⁵⁷⁾.

Note - Refer to Planning scheme policy - Neighbourhood design, for average density calculation.

3. The Urban living precinct also accommodates a wide range of other non-residential activities to cater for the needs of all local residents. These other activities include:
 - a. identifiable and accessible local centres and neighbourhood hubs;
 - b. local employment areas providing locations for small scale, low impact and service industry land uses;
 - c. specific facilities and institutions such as Educational establishments⁽²⁴⁾, Child care centres⁽¹³⁾ and community facilities;
 - d. community open space and recreation areas;
 - e. other community infrastructure necessary for an urban community to function.
4. The Urban living precinct comprises a mix of the following sub-precincts, as identified on a Neighbourhood development plan (conceptually shown on Figure 7.2.3.1 - Caboolture West structure plan). Each sub-precinct contributes a different primary function and focus as described below:
 - a. Next generation sub-precinct - is the predominate form of development within the Urban living precinct consisting of mainly next generation residential activities supported by a mix of convenience retail, commercial, community, education, sporting, recreation and open space activities;
 - b. Local centre sub-precinct - several local centres are required within the local plan area and are primary locations for a mix of convenience retail, commercial and community activities that service multiple next generation neighbourhood catchments. A local centre will typically contain one full-line supermarket, a wide range of speciality retail shops and commercial tenancies, health services and community facilities;
 - c. Light industry sub-precinct - are primary locations for local low impact and service industry activities that are compatible with and complementary to adjacent uses in the Urban living precinct. The operation and viability of industrial activities in a Light industry sub-precinct are to be protected from the intrusion of incompatible uses, with the exception of caretaker's accommodation⁽¹⁰⁾.

7.2.3.1.1 Next generation sub-precinct

7.2.3.1.1.1 Purpose - Next generation sub-precinct

Editor's note - Next generation neighbourhoods are a concept first canvassed in the Next Generation Planning handbook. They are a typology bringing together a range of planning and urban design objectives for residential areas for the South East Queensland context. The planning for Caboolture West is based on a series of walkable neighbourhoods. Each neighbourhood has a neighbourhood centre or 'hub' typically where major streets cross, or could centre on a local Park⁽⁵⁷⁾, and are based on a 400m or 5 minute walking catchment. Neighbourhood hubs are mixed use and 'mixed housing' typically containing convenience retail, commercial, community and residential activities. Three or four neighbourhoods are clustered around a local centre forming about a 1km catchment. Local centres are large enough for a full-line supermarket. They are strongly mixed use. Buildings and public life is oriented to the street (not car parks). They are walkable, comfortable, pleasant and safe. A local centre provides a focus for medium density residential development. A net residential density of 20 dwellings per hectare is targeted for next generation neighbourhoods, and the network of neighbourhood centres and local centres provide for 'day to day needs of residents' within easy walking distance. Where 3 or 4 neighbourhoods are clustered around a local centre, the local centre provides opportunity to locate medium density residential development thereby increasing the overall density of a suburb scaled unit to 22 dwellings per hectare. Home offices⁽⁵³⁾ and home businesses are also encouraged in next generation neighbourhoods. Such uses are particularly appropriate along the major streets, still residential but offering some exposure useful for live/work situations. Neighbourhood serving shops and services are located at the heart of the neighbourhood, where major streets cross. Attached houses and live/work buildings cluster around the centre/hub, and along the major through streets. Rear lanes are used to provide parking access. A local Park⁽⁵⁷⁾ and school are on the edge of the neighbourhood, still within easy walk. Alternatively a local Park⁽⁵⁷⁾ could provide a focus. Buses ply the major streets (the cross streets), spaced at 800m intervals to provide coverage without leaving the major streets. A 'tiled' grid of streets provides good access and connectivity while managing intersections.

1. The purpose of the Next generation sub-precinct will be achieved through the following overall outcomes:
 - a. The Next generation sub-precinct is developed as a series of neighbourhoods consisting of a mix of residential, convenience retail, commercial, community, education, recreation and open space activities.
 - b. Next generation residential development is the predominate form of development within each neighbourhood.
 - c. The scale and density of development facilitates an efficient land use pattern that supports compact, walkable and sustainable communities that are well connected to local centres, neighbourhood hubs, schools, Community uses⁽¹⁷⁾, Parks⁽⁵⁷⁾ and open space.
 - d. The Next generation sub-precinct contains a mix of residential dwellings, tenure and densities providing housing and lot choice and affordability for different lifestyle choices and life stages to meet diverse community needs.
 - e. Neighbourhoods have a safe and convenient movement network consisting of interconnected streets and active transport linkages that provide high levels of accessibility between residences, centres, open space areas, schools and places of activity.
 - f. Development provides sufficient and appropriately located land for local centres, neighbourhood hubs, schools and open space activities.
 - g. Residential dwelling mix in a Next generation sub-precinct is aimed at achieving a minimum net density of 20 dwellings per hectare.

Note - Notwithstanding the target net residential density for the Next generation sub-precinct, it is acknowledged that early years of the development (i.e. 1st five years) of the Caboolture West local plan area are likely to commence with a predominance of detached lots in the 15 to 20 dwellings per hectare density range.

Note - Net residential density refers to the density of development of an area which includes land for local streets, local Parks⁽⁵⁷⁾⁽⁵³⁾ and developable land i.e. Before development occurs. Council's density calculations for the Caboolture West Local Plan assume that 70% of an area is developable and that 30% of the area is taken up by local streets and Parks⁽⁵⁷⁾.

Note - Refer to Planning scheme policy - Neighbourhood design for density calculation.

- h. Development within 400m walking distance of a local centre sub-precinct must include a mix of low rise apartments, row houses and plexes to achieve a minimum net density of 30 dwellings per hectare.
- i. Development protects and preserves the cultural heritage significance of the Upper Caboolture Uniting Church and adjacent cemetery⁽¹²⁾.

7 Local plans

- j. The design, siting and construction of residential activities:
 - i. contributes to a safe, attractive, pedestrian friendly streetscape;
 - ii. encourages passive surveillance of public spaces;
 - iii. results in separation of public and private spaces, privacy and residential amenity consistent with the density and residential character of the area;
 - iv. orientates to integrate with the street and surrounding neighbourhood;
 - v. provides a diverse and attractive built form where buildings are located closer to the street and encourage active frontages;
 - vi. incorporates sub-tropical urban design principles that respond to local climatic conditions;
 - vii. incorporates sustainable practices including maximising energy efficiency and water conservation;
 - viii. incorporates natural features and responds to site topography;
 - ix. locates car parking so as not to dominate the street;
 - x. caters for appropriate car parking and manoeuvring areas on site;
 - xi. provides urban services such as reticulated water, sewerage, sealed roads, Parks⁽⁵⁷⁾ and other identified infrastructure;
 - xii. ensures domestic outbuildings are subordinate in appearance and function to the dwelling.

- k. Community activities must:
 - i. be integrated into next generation neighbourhoods;
 - ii. form part of a local centre or neighbourhood hub or in a specific location in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.5 - Centres, employment and schools;
 - iii. be in a location serviced by public transport;
 - iv. not negatively impact adjoining residents or the streetscape;
 - v. not undermine the viability of existing or future centres.

- l. Corner stores may establish as a standalone use (not part of a neighbourhood hub) where:
 - i. the store is of a scale that remains subordinate to all centres and neighbourhood hubs within the local plan area;
 - ii. clear separation from existing neighbourhoods hubs and centres within the network are maintained to reduce catchment overlap. The corner store should not be within 1600m of another corner store, neighbourhood hub or centre measured from the centre of the corner store, neighbourhood hub or centre;
 - iii. they are appropriately designed and located to include active frontages.

- m. Educational establishments⁽²⁴⁾ are located:
 - i. in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.5 - Centres, employment and schools;
or

- ii. on connecting streets between neighbourhoods (not on cul-de-sacs), to maximise an equal catchment distribution among two or three neighbourhoods;
- iii. along green network corridors to maximise the use of open space for sport and recreation purposes and to promote active travel as a means of transport to and from school.

Editor's note - State primary and high school locations have been identified in the Caboolture West local plan. School site boundaries and sizes are to be determined at Neighbourhood development plan stage in consultation with the Department of Education Training and Employment. The locational and design criteria proposed seeks to integrate schools into the design of the town. Non-government school locations are not identified and must adopt the same locational and design criteria as government schools.

- n. Educational establishments⁽²⁴⁾ are designed:
 - i. to ensure the efficient use of land (e.g. compact built form where in proximity to a centre, share recreation space, buildings and sports fields with the community, council and other schools etc);
 - ii. to be pedestrian oriented and complement walkable and cycleable neighbourhoods by providing multiple access points;
 - iii. to maintain the safety of users accessing the Educational establishment⁽²⁴⁾.
- o. Regional and district sports facilities:
 - i. are provided in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.4 - Green network and open space.
 - ii. are developed to:
 - A. maintain the ongoing viability and relevancy of existing and new indoor and outdoor sports and recreation facilities to meet community sport and recreation needs;
 - B. where applicable, be in accordance with a Council Master Plan approved under Council policy or Management Plan under the Land Act 1994;
 - C. only include activities other than sports and recreation activities that have a nexus with or are ancillary to, sports and recreation activities where:
 - I. activities do not compete with similar uses in centres;
 - II. activities do not detract from the primary sports and recreation activity occurring on a site;
 - III. activities do not have adverse impacts on the character and amenity of the surrounding receiving environment, including noise, traffic generation, lighting, rubbish and waste disposal.
 - D. adopt a high standard of design and achieve quality buildings, and structures, including adopting the principles of Crime Prevention Through Environment Design (CPTED);
 - E. be compatible with the existing and intended scale and character of the streetscape and surrounding area and does not appear visually dominant or overbearing;
 - F. adopt sensitive design and siting considerations when adjoining residential areas. Design measures such as landscaping, screening and separation are adopted to minimise the visual impact of buildings and hard surfaces and nuisance effects associated with lighting, noise, dust and rubbish disposal;
 - G. mitigate potential traffic impacts by:
 - I. locating on roads of a standard and capacity to accommodate traffic demand;

7 Local plans

- II. providing safe and accessible vehicle access points, on-site manoeuvring and parking areas;
- III. providing for active transport opportunities.

Editor's note - Regional and district sports parks have been designed at the town scale and their locations and sizes identified in the Structure plan. A town centre Park⁽⁵⁷⁾ is also noted. District and some local recreation park locations are also identified, but detailed planning through the Neighbourhood Development Planning process is required to confirm the location, size and design of parks⁽⁵⁷⁾.

- p. Retail and commercial activities must:
 - i. cluster with other non-residential uses (excluding corner stores and activities associated with a regional or district sports facility) forming a neighbourhood hub;
 - ii. be centred around a main street central core, fostering opportunities for social and economic exchange;
 - iii. be of a small scale;

Note - Retail and commercial uses that will result in a new or existing hub expanding to a scale that exceeds what is appropriate for a neighbourhood hub are therefore more comparable to a local centre. Accordingly, development of this nature are to be assessed as if establishing a new local centre. Refer to the Centre zone code for relevant assessment benchmarks.

- iv. not negatively impact adjoining residents or the streetscape;
 - v. be subordinate in function and scale to all centres within the local plan area;
 - vi. not undermine the viability of existing or future centres or neighbourhood hubs.
- q. The design, siting and construction of non-residential uses (excluding Educational establishments⁽²⁴⁾):
 - i. contributes to a safe, attractive, pedestrian friendly streetscape;
 - ii. provides low rise development;
 - iii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces;
 - iv. results in separation of public and private spaces, privacy and residential amenity consistent with the density and residential character of the area, and accessibility for business customers;
 - v. provides for active and passive surveillance of road frontages, movement corridors and public spaces;
 - vi. promotes active transport options and ensures an oversupply of car parking is not provided;
 - vii. locates car parking so as not to dominate the street;
 - viii. caters for appropriate car parking and manoeuvring areas on site;
 - ix. does not result in large internalised Shopping centres⁽⁷⁶⁾ (e.g. large blank external walls with tenancies only accessible from within the building) surrounded by expansive areas of surface car parking.
 - r. Neighbourhood hubs are established where:
 - i. it will service the immediate convenience needs of the local neighbourhood, providing an important activity node and is consistent with the centres network within the local plan area;

- ii. it is of a scale that remains subordinate to all other centres within the local plan area;
 - iii. the function and scale of uses and activities will not have a negative impact on the community;
 - iv. they are appropriately designed to include active frontages around a main street core, and are staged where relevant to retain key (highly accessible) sites for long-term development.
- s. Neighbourhood hubs are located:
- i. in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.5 - Centres, employment and schools;
 - ii. generally within a 400m walk of most residents;
 - iii. at the junction of main streets and public transport routes in accessible and visible locations;
 - iv. generally to the side of the intersection creating pedestrian focused main streets;
 - v. with clear separation from existing neighbourhood hubs and centres within the network to reduce catchment overlap.
- t. General works associated with the development achieves the following:
- i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity, water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- u. 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.
- v. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- w. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.
- x. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
- y. Development does not result in unacceptable impacts on the capacity and safety of the external road network.
- z. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
- aa. Pedestrian connections are provided to integrate the development with the surrounding area as well as the street and public spaces.
- ab. Development constraints:

7 Local plans

- i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
- A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path:
 - I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
 - IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

ac. Development in the Next generation sub-precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> • Caretaker's accommodation⁽¹⁰⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁵⁾ • Community use⁽¹⁵⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Health care services⁽³²⁾ • Home based business⁽³⁵⁾ • Multiple dwelling⁽⁴⁹⁾ 	<ul style="list-style-type: none"> • Residential care facility⁽⁶⁵⁾ - if within 800m walking distance of the Town centre precinct • Retirement facility⁽⁶⁷⁾ - if within 800m walking distance of the Town centre precinct • Rooming accommodation⁽⁶⁹⁾ - if within 800m walking distance of the Town centre precinct • Sales office⁽⁷²⁾ • Shop⁽⁷⁵⁾ - if for a corner store • Short-term accommodation⁽⁷⁷⁾ - if within 800m walking distance of the Town centre precinct 	<ul style="list-style-type: none"> • Where in a neighbourhood hub: <ul style="list-style-type: none"> • Food and drink outlet⁽²⁸⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • Office⁽⁵³⁾ • Service industry⁽⁷³⁾ • Shop⁽⁷⁵⁾ • Veterinary services⁽⁸⁷⁾ • Where in a regional or district sports facility: <ul style="list-style-type: none"> • Food and drink outlet⁽²⁸⁾ (where ancillary to sports and recreation activities)
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<ul style="list-style-type: none"> Place of worship⁽⁶⁰⁾ Relocatable home park⁽⁶²⁾ - if within 800m walking distance of the Town centre precinct 		<ul style="list-style-type: none"> Indoor sport and recreation⁽³⁸⁾ Market⁽⁴⁶⁾ Outdoor sport and recreation⁽⁵⁵⁾
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ad. Development in the Next generation sub-precinct does not include one or more of the following uses:

<ul style="list-style-type: none"> Adult store⁽¹⁾ Agricultural supplies store⁽²⁾ Air services⁽³⁾ Animal husbandry⁽⁴⁾ Animal keeping⁽⁵⁾ Aquaculture⁽⁶⁾ Bar⁽⁷⁾ Brothel⁽⁸⁾ Bulk landscape supplies⁽⁹⁾ Cemetery⁽¹²⁾ Crematorium⁽¹⁸⁾ Cropping⁽¹⁹⁾ Detention facility⁽²⁰⁾ Extractive industry⁽²⁷⁾ Hardware and trade supplies⁽³²⁾ - if more than 250m² GFA High impact industry⁽³⁴⁾ 	<ul style="list-style-type: none"> Hotel⁽³⁷⁾ Intensive animal industry⁽³⁹⁾ Intensive horticulture⁽⁴⁰⁾ Landing⁽⁴¹⁾ Low impact industry⁽⁴²⁾ Marine industry⁽⁴⁵⁾ Medium impact industry⁽⁴⁷⁾ Motor sport facility⁽⁴⁸⁾ Nature-based tourism⁽⁵⁰⁾ Nightclub entertainment facility⁽⁵¹⁾ Non-resident workforce accommodation⁽⁵²⁾ Outdoor sales⁽⁵⁴⁾ Permanent plantation⁽⁵⁹⁾ Port services⁽⁶¹⁾ Renewable energy facility⁽⁶³⁾ 	<ul style="list-style-type: none"> Research and technology industry⁽⁶⁴⁾ Resort complex⁽⁶⁶⁾ Rural industry⁽⁷⁰⁾ Rural workers' accommodation⁽⁷¹⁾ Showroom⁽⁷⁸⁾ Special industry⁽⁷⁹⁾ Theatre⁽⁸²⁾ Tourist attraction⁽⁸³⁾ Tourist park⁽⁸⁴⁾ Transport depot⁽⁸⁵⁾ Warehouse⁽⁸⁸⁾ Wholesale nursery⁽⁸⁹⁾ Winery⁽⁹⁰⁾
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ae. Development not listed in the tables above may be considered on its merits where it reflects and supports the outcomes of the zone test.

Requirements for assessment- Next generation sub-precinct

Part A - Criteria for assessable development - Next generation sub-precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part A, Table 7.2.3.1.1.1, as well as the purpose statement and overall outcomes.

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

7 Local plans

Table 7.2.3.1.1.1 Assessable development - Next generation sub-precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Neighbourhood structure	
<p>PO1</p> <p>Development within the Next generation sub-precinct is in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan, and includes:</p> <ul style="list-style-type: none"> a. a series of compact and walkable neighbourhoods that have a mix of residential uses, tenure and densities on a variety of lot sizes; b. medium density neighbourhoods located within 400m walking distance of local centres; c. neighbourhoods that are well connected to centres, Community uses⁽¹⁷⁾ and social infrastructure; d. appropriately located non-residential uses that contribute to the creation and ongoing function of a sustainable urban community; e. where possible and practicable, koala bushland and habitat trees to be retained and incorporated into the design of a neighbourhood development plan as, but not limited to, park and open space areas, street trees and urban landscaping. 	<p>No example provided.</p>
Density	
<p>PO2</p> <p>Development in the Next generation sub-precinct has a low to medium residential density in accordance with the minimum indicated on a Neighbourhood development plan.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for density calculation.</p>	<p>No example provided.</p>
Residential uses	
<p>PO3</p> <p>Residential uses are appropriately located within the sub-precinct having regard to:</p> <ul style="list-style-type: none"> a. the housing diversity and mix sought within the sub-precinct; 	<p>E3</p> <p>Residential uses are located in accordance with a Neighbourhood development plan.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>b. the proximity to existing centres, neighbourhood hubs, public open space and public transport nodes;</p> <p>c. the lot frontage;</p> <p>d. the order of road and street type.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	
Building height (Residential uses)	
<p>PO4</p> <p>Buildings and structures have a height that:</p> <p>a. is consistent with the low to medium rise character of the Next generation sub-precinct;</p> <p>b. responds to the topographic features of the site, including slope and orientation;</p> <p>c. is not visually dominant or overbearing with respect to the streetscape;</p> <p>d. responds to the height of development on adjoining land where contained within another precinct or zone.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E4</p> <p>Building height does not exceed:</p> <p>a. that mapped on Overlay map – Building heights; or</p> <p>b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.</p>
Building height (Non-residential uses)	
<p>PO5</p> <p>The height of buildings reflect the intended character of the area.</p>	<p>E5</p> <p>Building heights do not exceed that mapped on a Neighbourhood development plan.</p>
Setbacks (Residential uses)	
<p>PO6</p> <p>Residential buildings and structures are setback to:</p> <p>a. be consistent with the low to medium character intended for the area, where buildings are positioned closer to the footpath to create more active frontages and maximise private open space at the rear;</p> <p>b. result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites;</p>	<p>E6.1</p> <p>Setbacks (excluding built to boundary walls) comply with Table 7.2.3.1.1.2 - Setback (Residential uses).</p> <p>E6.2</p> <p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <p>a. of a length and height in Table 7.2.3.1.1.3;</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>c. maintain private open space areas that are of a size and dimension to be usable and functional;</p> <p>d. maintain the privacy of adjoining properties;</p> <p>e. ensure parked vehicles do not restrict pedestrian and traffic movement and safety;</p> <p>f. limit the length, height and openings of boundary walls to maximise privacy and amenity on adjoining properties;</p> <p>g. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure;</p> <p>h. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>b. setback from the side boundary:</p> <p>i. not more than 20mm; or</p> <p>ii. if a plan of development shows only one built to boundary wall on the boundary, not more than 150mm;</p> <p>c. on the low side of a sloping lot.</p> <p>Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.</p>
Setbacks (Non-residential uses)	
<p>PO7</p> <p>Front setbacks ensure buildings address and actively interface with streets and public spaces.</p>	<p>E7.1</p> <p>For the primary frontage buildings are constructed:</p> <p>a. to the property boundary; or</p> <p>b. setback a maximum of 3m from the property boundary, where for the purpose of outdoor dining.</p> <p>E7.2</p> <p>For the secondary frontage, setbacks are consistent with an adjoining building.</p>
<p>PO8</p> <p>Side and rear setbacks cater for driveway(s), services, utilities and buffers required to protect the amenity of adjoining sensitive land uses.</p>	<p>E8</p> <p>No example provided.</p>
Site cover (Residential uses)	
<p>PO9</p> <p>Residential buildings and structures will ensure that site cover:</p>	<p>E9</p> <p>Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes																																		
<p>a. does not result in a site density that is inconsistent with the intended low to medium character of the area;</p> <p>b. does not result in an over development of the site;</p> <p>c. does not result in other elements of the site being compromised (e.g. setbacks, open space etc).</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<table border="1" data-bbox="810 293 1466 689"> <thead> <tr> <th rowspan="2">Building height</th> <th colspan="6">Lot Size</th> </tr> <tr> <th>300m² or less</th> <th>301-400m²</th> <th>401-500m²</th> <th>501-1000m²</th> <th>1001-2500m²</th> <th>Greater than 2501m²</th> </tr> </thead> <tbody> <tr> <td>Less than 8.5m</td> <td>75%</td> <td>70%</td> <td>60%</td> <td>60%</td> <td>60%</td> <td>60%</td> </tr> <tr> <td>8.5m -12.0m</td> <td>50%</td> <td>50%</td> <td>60%</td> <td>50%</td> <td>50%</td> <td>50%</td> </tr> <tr> <td>Greater than 12.0m</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>50%</td> <td>40%</td> <td>40%</td> </tr> </tbody> </table> <p>Note - Refer to Planning scheme policy - Residential design for method of calculation.</p>	Building height	Lot Size						300m ² or less	301-400m ²	401-500m ²	501-1000m ²	1001-2500m ²	Greater than 2501m ²	Less than 8.5m	75%	70%	60%	60%	60%	60%	8.5m -12.0m	50%	50%	60%	50%	50%	50%	Greater than 12.0m	N/A	N/A	N/A	50%	40%	40%
Building height	Lot Size																																		
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Greater than 12.0m	N/A	N/A	N/A	50%	40%	40%																													
Movement network																																			
<p>PO10</p> <p>Development is designed to connect to and form part of the surrounding neighbourhood by providing interconnected street, pedestrian and cyclist pathways to adjoining development, nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.2 - Movement, major streets and Figure 7.2.3.3 - Movement, walking and cycling.</p>	<p>No example provided.</p>																																		
Water sensitive urban design																																			
<p>PO11</p> <p>Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites adjoining street frontages to mitigate impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>																																		
Sensitive land use separation																																			
<p>PO12</p> <p>Sensitive land uses within 250m of land in the general industry sub-precinct must mitigate any potential exposure to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.</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>E12</p> <p>Development is designed and operated to ensure that:</p> <ol style="list-style-type: none"> it meets the criteria outlined in the Planning Scheme Policy – Noise; and the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met. 																																		

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Amenity	
<p>PO13</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>	<p>No example provided.</p>
Cultural Heritage	
<p>PO14</p> <p>Development on Lot 48 S31711 (containing the Upper Caboolture Uniting Church and adjacent cemetery⁽¹²⁾) will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation on the heritage site, object or building; retain public access where this is currently provided. 	<p>E14</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p>
Noise	
<p>PO15</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO16</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p>	<p>E16.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>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);</p> <p>b. maintaining the amenity of the streetscape.</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>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>E16.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <p>a. are not visible from an adjoining road or public area unless:</p> <p>i. adjoining a motorway or rail line; or</p> <p>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.</p> <p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <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>
Works criteria	
Utilities	
<p>PO17</p> <p>The development is connected to an existing reticulated electricity supply system (approved by the relevant energy regulating authority) and the infrastructure does not negatively impact the streetscape.</p>	<p>E17</p> <p>The development is connected to underground electricity.</p>
<p>PO18</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO19</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO20</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>E20.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage system.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
	<p>E20.2</p> <p>Where not in a sewerage 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 The Plumbing and Drainage Act 2002.</p>
<p>PO21</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>E21.1</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Water 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>E21.2</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 supply of at least 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>
<p>PO22</p> <p>The development is provided with dedicated and constructed road access.</p>	<p>No example provided.</p>
<p>Access</p>	
<p>PO23</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. Rear entry, arcade etc.); provides safety and security of people and property at all times; does not impede active transport options; does not impact on the safe and efficient movement of traffic external to the site; where possible vehicle access points are consolidated and shared with adjoining sites. 	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	
<p>PO24</p> <p>Where required access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO25</p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> the development of the road network in the area; the function or safety of the road network; the capacity of the road network. <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>	<p>E25.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>E25.2</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>E25.3</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>E25.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO26</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E26.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
	<p>E26.2</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> <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <hr/> <p>E26.3</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>PO27</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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"> 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 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Stormwater	
<p>PO28</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 and examples.</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>	No example provided.
<p>PO29</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>	No example provided.
<p>PO30</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 2 of the SPP.</p> <p>Note - A site-based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	No example provided.
<p>PO31</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> a. stormwater pipes located within freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. 	No example provided.

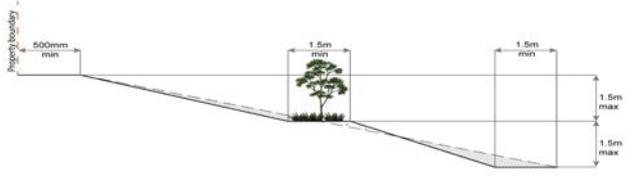
7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<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>	
Site works and construction management	
<p>PO32</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO33</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street streets and their critical root zone. 	<p>E33.1</p> <p>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, including but not limited to the following:</p> <ol style="list-style-type: none"> a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins. <p>E33.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E33.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
	<p>E33.4</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>PO34</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E34</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO35</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>Note - Where the amount of imported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>E35.1</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> <hr/> <p>E35.2</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> <hr/> <p>E35.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p>
<p>PO36</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E36</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>PO37</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E37.1</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> <hr/> <p>E37.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> 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 all native vegetation with a diameter below 400mm is to be chipped and stored on-site.
<p>PO38</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 example provided.</p>
<p>Earthworks</p>	
<p>PO39</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ol style="list-style-type: none"> the natural topographical features of the site; short and long-term slope stability; soft or compressible foundation soils; reactive soils; low density or potentially collapsing soils; existing fills and soil contamination that may exist on-site; the stability and maintenance of steep rock slopes and batters; excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential) <p>Note - Filling or excavation works are to be completed within six (6) months of the commencement date.</p>	<p>E39.1</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> <hr/> <p>E39.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <hr/> <p>E39.3</p> <p>All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.</p> <hr/> <p>E39.4</p>

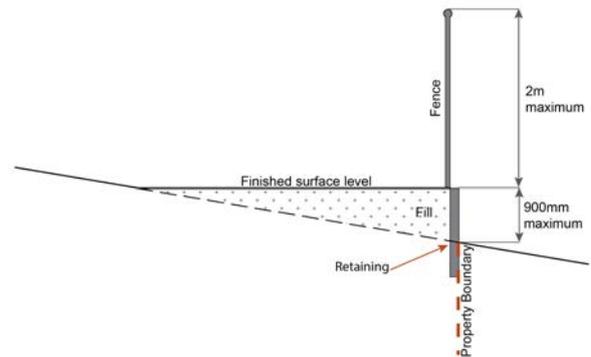
Performance outcomes	Examples that achieve aspects of the Performance Outcomes
	<p>All filling or excavation is contained within the site.</p> <p>E39.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that required for the necessary approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <p>E39.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E39.7</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO40</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E40</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p style="text-align: center;">Figure - Embankment</p> 
<p>PO41</p> <p>On-site earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. 	<p>E41.1</p> <p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <p>E41.2</p> <p>Earthworks that would result in any of the following are not carried out on-site:</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>a. a reduction in cover over the Council or public sector entity maintained service to less than 600mm;</p> <p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO42</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - A slope stability report prepared by an RPEQ may be required.</p>	<p>No example provided.</p>
<p>PO43</p> <p>Filling or excavation does not result in</p> <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. 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>	<p>No example provided.</p>
<p>Retaining walls and structures</p>	
<p>PO44</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>E44</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>

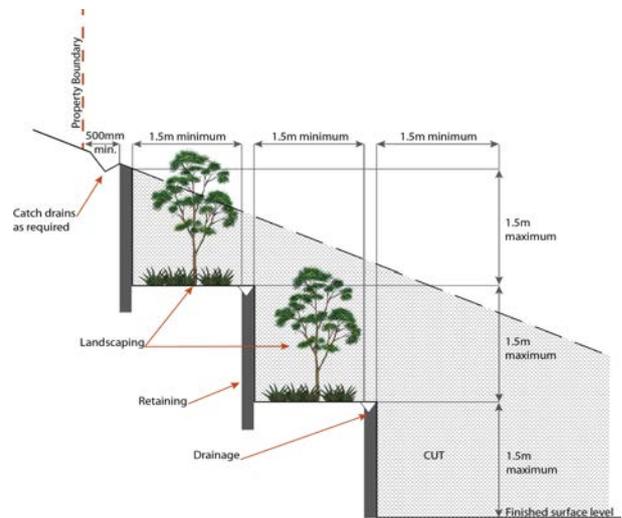
Performance outcomes	Examples that achieve aspects of the Performance Outcomes
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Figure - Retaining on a boundary

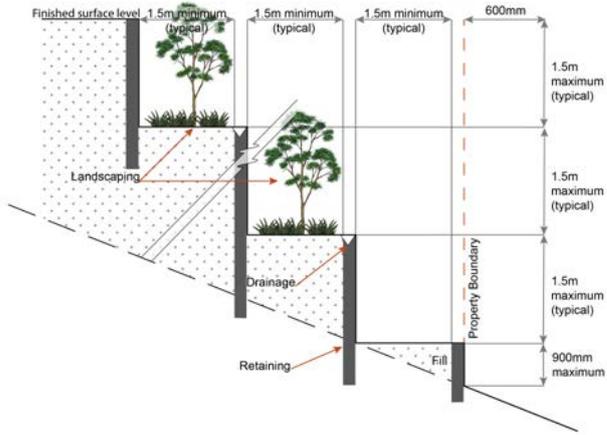


- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut



7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
	<p style="text-align: center;">Figure - Fill</p> 
<p>Fire Services</p> <p>Note - The provisions under this heading only apply if:</p> <p>a. the development is for, or incorporates:</p> <ol style="list-style-type: none"> i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or iii. material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or iv. material change of use for outdoor sales⁽⁵⁴⁾, outdoor processing or outdoor storage where involving combustible materials. <p>AND</p> <p>b. none of the following exceptions apply:</p> <ol style="list-style-type: none"> 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. <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>PO45</p> <p>Development incorporates a fire fighting system that:</p> <ol style="list-style-type: none"> a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; 	<p>E45.1</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 requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:</p> <ol style="list-style-type: none"> a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another;</p> <p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <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>associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;</p> <p>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);</p> <p>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:</p> <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p> <p>E45.2</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> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. <p>E45.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
<p>PO46</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>E46</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used);

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
	<ul style="list-style-type: none"> iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>PO47</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>E47</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>
Use specific criteria	
Dual occupancies⁽²¹⁾	
<p>PO48</p> <p>Dual occupancies⁽²¹⁾:</p> <ul style="list-style-type: none"> a. are dispersed within the streetscape; 	<p>E48</p> <p>Dual occupancies⁽²¹⁾ are dispersed within the streetscape in accordance with one or more of the following:</p> <ul style="list-style-type: none"> a. no more than 20% of sites within a block contain an existing or approved Dual occupancy⁽²¹⁾; or

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>b. contribute to the diversity of dwelling types and forms;</p> <p>c. are not the predominant built form.</p> <p>Note - Refer to Planning scheme policy - Residential design for dispersal methods and calculation.</p>	<p>b. a Dual occupancy⁽²¹⁾ is separated by a minimum of 6 lots (running along the street frontage) from another lot containing an existing or approved dual occupancy⁽²¹⁾; or</p> <p>c. a Dual occupancy⁽²¹⁾ is not located within 100m (in all directions) of an existing or approved Dual occupancy⁽²¹⁾.</p> <p>Note - Laneway lots may contain Dual occupancies⁽²¹⁾ (lofts) on the end two lots within a laneway.</p> <p>Note - Refer to Planning scheme policy - Residential design for dispersal methods and calculation.</p>
Educational establishments ⁽²⁴⁾	
<p>PO49</p> <p>Educational establishments⁽²⁴⁾ are located:</p> <p>a. in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.5 - Centres, employment and schools; or</p> <p>b. generally between neighbourhoods;</p> <p>c. on highly accessible sites along neighbourhood connecting streets;</p> <p>d. with close access to highly frequent public transport;</p> <p>e. generally along green network corridors to maximise the use of open space for sport and recreation purposes and to promote active travel as a means of transport to and from school;</p> <p>f. if a high school or major private school - on major connecting streets.</p> <p>Note - The urban design rationale for Caboolture West further outlines locational criteria for schools.</p>	<p>No example provided.</p>
<p>PO50</p> <p>Educational establishments⁽²⁴⁾ are designed to:</p> <p>a. if adjacent to a local centre, promote development of a compact pedestrian oriented local centre, including an urban format that is (multi-storey</p>	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>buildings, not a suburban campus format) and physically designed to have a pedestrian orientation to the street;</p> <p>b. enable shared recreation space and buildings with community out of hours;</p> <p>c. share sports fields with council and other schools where possible to reduce land requirements;</p> <p>d. provide adequate parking (including on and off street parking);</p> <p>e. provide access via slow speed environments to promote walking and cycling.</p>	
<p>Food and drink outlet⁽²⁸⁾ (where in a regional or district sports facility)</p>	
<p>PO51</p> <p>Food and drink outlets⁽²⁸⁾ :</p> <p>a. remain secondary and ancillary to an open space, sport or recreation use;</p> <p>b. do not restrict or inhibit the ability for a recreation and open space area to be used for its primary sport and recreation purpose;</p> <p>c. do not appear, act or function as a separate and stand-alone commercial activity, and have a clearly expressed relationship with an open space, sport or recreation use;</p> <p>d. do not generate nuisance effects such as noise, dust and odour on the character and amenity of the recreation and open space areas or on adjoining properties.</p>	<p>No example provided.</p>
<p>Home based business⁽³⁵⁾</p>	
<p>PO52</p> <p>The scale and intensity of the Home based business⁽³⁵⁾:</p> <p>a. is compatible with the physical characteristics of the site and the character of the local area;</p> <p>b. is able to accommodate anticipated car parking demand and on-site manoeuvring without negatively impacting the streetscape or road safety;</p> <p>c. does not adversely impact on the amenity of the adjoining and nearby premises;</p> <p>d. remains ancillary to the residential use of the Dwelling house⁽²²⁾;</p>	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity;</p> <p>f. ensures employees and visitors to the site do not negatively impact the expected amenity of adjoining properties;</p> <p>g. ensures service and delivery vehicles do not negatively impact the amenity of the area.</p>	
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO53</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <p>a. high quality design and construction;</p> <p>b. visually integrated with the surrounding area;</p> <p>c. not visually dominant or intrusive;</p> <p>d. located behind the main building line;</p> <p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>E53.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <p>a. are enclosed within buildings or structures;</p> <p>b. are located behind the main building line;</p> <p>c. have a similar height, bulk and scale to the surrounding fabric;</p> <p>d. have horizontal and vertical articulation applied to all exterior walls.</p> <p>E53.2</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>PO54</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E54</p> <p>Access control arrangements:</p> <p>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</p> <p>b. minimise the number and width of crossovers and entry points;</p> <p>c. provide safe vehicular access to the site;</p> <p>d. do not utilise barbed wire or razor wire.</p>
<p>PO55</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <p>a. generates no audible sound at the site boundaries where in a residential setting; or</p> <p>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>	<p>E55</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>
Market⁽⁴⁶⁾	

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>PO56</p> <p>Markets⁽⁴⁶⁾:</p> <ol style="list-style-type: none"> are temporary or periodic in nature; remain limited in size, scale and intensity to avoid adverse detrimental impacts on the character and amenity of an adjoining area, including vehicle access, traffic generation, on and off site car parking and pedestrian safety; do not restrict or inhibit the ability for a recreation and open space area to be used for its primary sport and recreation purpose; have minimal economic impact on established businesses on commercially zoned land in the immediate vicinity; do not generate nuisance effects such as noise, dust, odour, hours and frequency of operation, on the character and amenity of the recreation and open space areas or on adjoining properties; do not adversely impact on the safe and efficient operation of the external road network. 	<p>E56.1</p> <p>The Market⁽⁴⁶⁾ does not impact on the ability to undertake activities associated with the primary recreation and open space purpose of the site.</p> <hr/> <p>E56.2</p> <p>Market⁽⁴⁶⁾ operates as follows:</p> <ol style="list-style-type: none"> no more than 2 days in any week; no more than 50 individual stalls; all activities, including set-up and pack-up, occur within the hours of 7.00am and 3.00pm; no use of amplified music, public address systems and noise generating plant and equipment; waste containers are provided at a rate of 1 per food stall and 1 per 4 non-food stalls.
<p>Sales office ⁽⁷²⁾</p>	
<p>PO57</p> <p>The Sales office⁽⁷²⁾ is designed to:</p> <ol style="list-style-type: none"> provide functional and safe access, manoeuvring areas and car parking spaces for the number and type of vehicles anticipated to access the site; complement the streetscape character while maintaining surveillance between buildings and public spaces; be temporary in nature. <p>Note - Refer to Planning scheme policy - Integrated design for access and crossover requirements.</p>	<p>No example provided.</p>
<p>Telecommunications facility ⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities ⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO58</p>	<p>E58.1</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>E58.2</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>PO59</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E59</p> <p>A minimum of 45m² 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>PO60</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E60</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>PO61</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ol style="list-style-type: none"> high quality design and construction; visually integrated with the surrounding area; not visually dominant or intrusive; located behind the main building line; below the level of the predominant tree canopy or the level of the surrounding buildings and structures; camouflaged through the use of colours and materials which blend into the landscape; treated to eliminate glare and reflectivity; landscaped; otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E61.1</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>E61.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E61.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ol style="list-style-type: none"> reduce recognition in the landscape; reduce glare and reflectivity. <p>E61.4</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>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
	<p>Where there is no established building line the facility is located at the rear of the site.</p> <p>E61.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>E61.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO62</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>E62</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>PO63</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>E63</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
Regional and district sports facilities	
<p>PO64</p> <p>Regional and district sports facilities are located in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.4 - Green network and open space.</p>	<p>No example provided.</p>
<p>PO65</p> <p>The development of Regional and district sports facilities is to:</p>	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<ul style="list-style-type: none"> a. ensure that buildings and structures are not overbearing, visually dominant or out of character with the surrounding built environment nor detract from the amenity of adjoining land; b. ensure buildings and structures do not result in overlooking of private areas when adjoining residential areas, or block or impinge upon the receipt of natural sunlight and outlook; c. be designed in accordance with the principles of Crime Prevention Through Environment Design (CPTED) to achieve a high level of safety, surveillance and security; d. incorporate appropriate design responses, relative to the size and function of buildings, that acknowledge and reflect the region's sub-tropical climate; e. maintain the open space character as a visual contrast to urban development; or where a higher density of built form is anticipated, the visual appearance of building bulk is reduced through: <ul style="list-style-type: none"> i. design measures such as the provision of meaningful recesses and projections through the horizontal and vertical plane; ii. use of a variety of building materials and colours; iii. use of landscaping and screening. f. achieve the design principles outlined in Planning scheme policy - Integrated design. 	
Retail, commercial and community uses	
<p>PO66</p> <p>Community activities:</p> <ul style="list-style-type: none"> a. are located on allotments that have appropriate area and dimensions for the siting of: <ul style="list-style-type: none"> i. buildings and structures; ii. vehicle servicing, deliveries, parking, manoeuvring and circulation; iii. landscaping and open space including buffering. 	No example provided.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<ul style="list-style-type: none"> b. are of a small scale, having regard to the surrounding character; c. are serviced by public transport; d. do not negatively impact adjoining residents or the streetscape; e. do not undermine the viability of existing or future centres or other neighbourhood hubs. 	
<p>PO67</p> <p>Retail and commercial uses within a neighbourhood hub are of a scale that provide for the convenience needs or localised services of the immediate neighbourhood and do not constitute the scale or function of a Local centre.</p> <p>Note - Retail and commercial uses exceeding the thresholds above should be part of a local centre.</p>	<p>E67</p> <p>Retail and commercial uses within a neighbourhood hub consist of no more than:</p> <ul style="list-style-type: none"> a. 1 small format supermarket with a maximum GFA of 1200m²; b. 10 small format retail or commercial tenancies with a maximum GFA of 100m² each.
<p>PO68</p> <p>The establishment of a new neighbourhood hub must:</p> <ul style="list-style-type: none"> a. be located in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.5 - Centres, employment and schools; b. adjoin or address a park, public open space or include privately owned civic or forecourt space having a minimum area of 400m²; c. be located on the corner of neighbourhood connecting streets; d. form a 'Main street' having a maximum length of 200m; e. be centrally located within an 800m radial catchment. <p>Note - Refer to Table 7.2.3.3 - Caboolture West centre network, for specific role and function criteria associated with a neighbourhood hub.</p>	<p>No example provided.</p>
<p>PO69</p> <p>Corner stores may establish as standalone uses where:</p> <ul style="list-style-type: none"> a. having a maximum GFA of 250m²; 	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<ul style="list-style-type: none"> b. the building adjoins the street frontage and has its main pedestrian entrance from the street frontage; c. not within 1600m of another corner store, neighbourhood hub or centre. 	
<p>PO70</p> <p>Non-residential uses address and activate streets and public spaces by:</p> <ul style="list-style-type: none"> a. ensuring buildings and individual tenancies address street frontage(s), civic space and other areas of pedestrian movement; b. new buildings adjoin or are within 3m of the primary frontage(s), civic space or public open space; c. locating car parking areas behind or under buildings to not dominate the street environment; d. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. the use of windows or glazing and avoiding blank walls with the use of sleeving); e. providing visual interest to the façade (e.g. windows or glazing, variation in colour, materials, finishes, articulation, recesses or projections); f. establishing and maintaining human scale. 	No example provided.
Non-residential activities	
<p>PO71</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enables differentiation between buildings; c. contributes to a safe environment; d. incorporates architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning); e. includes building entrances that are readily identifiable from the road frontage; 	No example provided.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<ul style="list-style-type: none"> f. locate and orientate to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. incorporate appropriate acoustic treatments, having regard to any adjoining residential uses; h. facilitate casual surveillance of all public spaces. 	
<p>PO72</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ul style="list-style-type: none"> a. prioritises the movement and safety of pedestrians between the street frontage and the entrance to the building; b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. is consolidated and shared with adjoining sites wherever possible. 	No example provided.
<p>PO73</p> <p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:</p> <ul style="list-style-type: none"> a. located along the most direct route between building entrances, car parks and adjoining uses; b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. are of a width to allow safe and efficient access for prams and wheelchairs. 	No example provided.
<p>PO74</p> <p>The number of car parking spaces is managed to:</p> <ul style="list-style-type: none"> a. provide for the parking of visitors and employees that is appropriate to the use and the site's proximity to public and active transport options; b. avoid an oversupply of car parking spaces; c. promote active and public transport options. 	<p>E74</p> <p>Car parking is provided in accordance with Table 7.2.3.1.1.4.</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>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes								
<p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>									
<p>PO75</p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking.</p>	<p>No example provided.</p>								
<p>PO76</p> <p>Car parking design includes innovative solutions, including on-street parking and shared parking areas.</p>	<p>No example provided.</p>								
<p>PO77</p> <p>a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:</p> <ol style="list-style-type: none"> i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. <p>b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:</p> <ol style="list-style-type: none"> i. the projected population growth and forward planning for road upgrading and development of cycle paths; or ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters. <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p>	<p>E77.1</p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table border="1" data-bbox="810 987 1466 1301"> <thead> <tr> <th data-bbox="810 987 1115 1039">Use</th> <th data-bbox="1115 987 1466 1039">Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 1039 1115 1122">Residential uses comprised of dwellings</td> <td data-bbox="1115 1039 1466 1122">Minimum 1 space per dwelling</td> </tr> <tr> <td data-bbox="810 1122 1115 1227">All other residential uses</td> <td data-bbox="1115 1122 1466 1227">Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td data-bbox="810 1227 1115 1301">Non-residential uses</td> <td data-bbox="1115 1227 1466 1301">Minimum 1 space per 200m² of GFA</td> </tr> </tbody> </table> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>E77.2</p> <p>Bicycle parking is:</p> <ol style="list-style-type: none"> a. provided in accordance with <i>Austrroads (2008), Guide to Traffic Management - Part 11: Parking</i>; b. protected from the weather by its location or a dedicated roof structure; c. located within the building or in a dedicated, secure structure for residents and staff; d. adjacent to building entrances or in public areas for customers and visitors. 	Use	Minimum Bicycle Parking	Residential uses comprised of dwellings	Minimum 1 space per dwelling	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking	Non-residential uses	Minimum 1 space per 200m ² of GFA
Use	Minimum Bicycle Parking								
Residential uses comprised of dwellings	Minimum 1 space per dwelling								
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking								
Non-residential uses	Minimum 1 space per 200m ² of GFA								

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes																	
<p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>																	
	<p>E77.3</p> <p>For non-residential uses, storage lockers:</p> <ol style="list-style-type: none"> are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number); have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth). <p>Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>																	
	<p>E77.4</p> <p>For non-residential uses, changing rooms:</p> <ol style="list-style-type: none"> are provided at a rate of 1 per 10 bicycle parking spaces; are fitted with a lockable door or otherwise screened from public view; are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below: <table border="1" data-bbox="810 1877 1465 2085"> <thead> <tr> <th>Bicycle spaces provided</th> <th>Male/ Female</th> <th>Change rooms required</th> <th>Showers required</th> <th>Sanitary compartments required</th> <th>Washbasins required</th> </tr> </thead> <tbody> <tr> <td>1-5</td> <td>Male and female</td> <td>1 unisex change room</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td>6-19</td> <td>Female</td> <td>1</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> </tbody> </table>	Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required	1-5	Male and female	1 unisex change room	1	1 closet pan	1	6-19	Female	1	1	1 closet pan
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Performance outcomes	Examples that achieve aspects of the Performance Outcomes																							
	<table border="1" data-bbox="810 293 1469 734"> <tr> <td data-bbox="810 293 906 338">20 or more</td> <td data-bbox="906 293 986 338">Male</td> <td data-bbox="986 293 1082 338">1</td> <td data-bbox="1082 293 1177 338">1</td> <td data-bbox="1177 293 1337 338">1 closet pan</td> <td data-bbox="1337 293 1469 338">1</td> </tr> <tr> <td data-bbox="810 338 906 506"></td> <td data-bbox="906 338 986 506">Female</td> <td data-bbox="986 338 1082 506">1</td> <td data-bbox="1082 338 1177 506">2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td data-bbox="1177 338 1337 506">2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter</td> <td data-bbox="1337 338 1469 506">1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> <tr> <td data-bbox="810 506 906 734"></td> <td data-bbox="906 506 986 734">Male</td> <td data-bbox="986 506 1082 734">1</td> <td data-bbox="1082 506 1177 734">2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td data-bbox="1177 506 1337 734">1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter</td> <td data-bbox="1337 506 1469 734">1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> </table> <p data-bbox="821 772 1460 824">Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.</p> <p data-bbox="821 851 1460 902">Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <p data-bbox="810 969 1469 1189">d. are provided with:</p> <ol data-bbox="874 1025 1469 1189" style="list-style-type: none"> i. a mirror located above each wash basin; ii. a hook and bench seating within each shower compartment; iii. a socket-outlet located adjacent to each wash basin. <p data-bbox="821 1261 1460 1357">Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities</p> <p data-bbox="821 1413 1460 1592">Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>						20 or more	Male	1	1	1 closet pan	1		Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter		Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
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<p data-bbox="124 1659 199 1688">PO78</p> <p data-bbox="124 1720 767 1783">Bins and bin storage areas are designed, located and managed to prevent amenity impacts on the locality.</p>	<p data-bbox="810 1659 863 1688">E78</p> <p data-bbox="810 1720 1465 1809">Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>																							
<p data-bbox="124 1868 199 1897">PO79</p> <p data-bbox="124 1928 571 1957">On-site landscaping is provided, that:</p> <p data-bbox="124 1989 783 2018">a. is incorporated into the design of the development;</p>	<p data-bbox="810 1868 1070 1897">No example provided.</p>																							

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>b. reduces the dominance of car parking and servicing areas from the street frontage;</p> <p>c. retains mature trees wherever possible;</p> <p>d. does not create safety or security issues by creating potential concealment areas or interfering with sight lines;</p> <p>e. maintains the achievement of active frontages and sight lines for casual surveillance.</p> <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	
<p>PO80</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>E80</p> <p>No fencing is provided forward of the building line.</p>
<p>PO81</p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residential and other sensitive land uses.</p>	<p>No example provided.</p>
<p>PO82</p> <p>The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.</p>	<p>E82</p> <p>Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.</p>
<p>Values and constraints criteria</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>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)</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>PO83</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p>	<p>E83</p> <p>Development does not involve:</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<ul style="list-style-type: none"> a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils. 	<ul style="list-style-type: none"> a. excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</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>PO84</p> <p>Development will:</p> <ul style="list-style-type: none"> a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided. 	<p>E84</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p>PO85</p> <p>Demolition and removal is only considered where:</p> <ul style="list-style-type: none"> a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or 	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<ul style="list-style-type: none"> c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	
<p>PO86</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 example provided.</p>
<p>Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO87</p> <p>Development within a High voltage electricity line buffer:</p> <ul style="list-style-type: none"> a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>E87</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>
<p>PO88</p> <p>Development within a bulk water supply infrastructure buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> a. protect the integrity of the bulk water supply infrastructure; b. Maintains adequate access for any required maintenance or upgrading work to the bulk water supply infrastructure. 	<p>E88</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a bulk water supply infrastructure buffer.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO89</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other 	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>premises, public land, watercourses, roads or infrastructure.</p>	
<p>PO90</p> <p>Development:</p> <ol style="list-style-type: none"> 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; does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <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>No example provided.</p>
<p>PO91</p> <p>Development does not:</p> <ol style="list-style-type: none"> directly, indirectly or cumulatively cause any increase in overland flow velocity or level; increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO92</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>E92</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>PO93</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>E93</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>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>PO94</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E94.1</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"> Urban area – Level III; Rural area – N/A; Industrial area – Level V; Commercial area – Level V. <p>E94.2</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>PO95</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"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one premises; inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO96</p> <p>Development for a Park⁽⁵⁷⁾ 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"> public benefit and enjoyment is maximised; impacts on the asset life and integrity of park structures is minimised; maintenance and replacement costs are minimised. 	<p>E96</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>

Table 7.2.3.1.1.2 Setbacks

Residential uses										
Height	Frontage primary			Frontage secondary to street			Frontage secondary to lane	Side non-built to boundary wall To OMP and wall	Rear To OMP and wall	Canal To OMP and wall
	To wall	To OMP	To covered car parking space	To wall	To OMP	To covered car parking space	To OMP and wall			
Less than 4.5m	Min 3m	Min 2m	Min 5.4m*	Min 2m	Min 1m	Min 5.4m*	Min 0.5m	Min 1.5m	Min 1.5m	Min 4.5m
4.5m to 8.5m	Min 3m	Min 2m	N/A	Min 2m	Min 1m	N/A	Min 0.5m	Min 2m	Min 2m	Min 4.5m
Greater than 8.5m	Min 6m	Min 5m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Min 2m up to 8.5m in height; plus 0.5m for every 3m in height or part thereof over 8.5m	Min 5m	Min 4.5m

Note - * for Dwelling Houses⁽²²⁾ and Dual Occupancies⁽²¹⁾ only.

Table 7.2.3.1.1.3 Built to boundary walls (Residential uses)

Lot frontage width	Mandatory / optional	Length and height of built to boundary wall
		Next generation neighbourhood
Less than 7.5m	Mandatory - both sides unless a corner lot	Max Length: 80% of the length of the boundary Max Height: 7.5m
7.5m to 12.5m	Mandatory - one side	Max Length: 60% of the length of the boundary Max Height: 7.5m
>12.5m to 18m	Optional: i. on 1 boundary only; ii. where the built to boundary wall adjoins a lot with a frontage less than 18m.	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 7.5m
Greater than 18m	As per QDC	

Table 7.2.3.1.1.4 Car parking spaces

Site proximity	Land use	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided
Within 800m walkable Catchment* of a higher order centre	Non-residential	1 per 30m ² GFA	1 per 50m ² GFA
	Residential – permanent/long term	1.5 per dwelling	0.5 per dwelling
	Residential – serviced/short term	1 per 2 dwellings + staff spaces	1 per 5 dwelling + staff spaces
Other (Wider catchment)	Non-residential	1 per 20m ² GFA	1 per 30m ² GFA
	Residential – permanent/long term	2.0 per dwelling	0.75 per dwelling unit

7 Local plans

	Residential – serviced/short term	1 per dwelling + staff spaces	1 per 5 dwellings + staff spaces
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Note - Car parking rates are to be rounded up to the nearest whole number.

Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.

Note - Residential - Permanent/long term includes: Multiple dwelling⁽⁴⁹⁾, Relocatable home park⁽⁶²⁾, Residential care facility⁽⁶⁵⁾, Retirement facility⁽⁶⁷⁾.

Note - Residential - Services/short term includes: Rooming accommodation⁽⁶⁹⁾ or Short-term accommodation⁽⁷⁷⁾.

7.2.3.1.2 Local centre sub-precinct

7.2.3.1.2.1 Purpose - Local centre sub-precinct

Note - The location of local centres has been a key structural element in the development of the Caboolture West Local Plan. The establishment of local centres is important to delivering the overall vision for the Caboolture West Local Plan. Local centres:

- i. are located at the intersection of neighbourhood connector streets;
- ii. provide a focus for medium density residential neighbourhoods which are important to delivering the vision of housing choice and types distributed across the Urban living precinct;
- iii. are centrally located to provide a range of convenience goods and services to 3 or 4 neighbourhoods and underpin the development of walkable neighbourhoods.

Where a local centre is shown conceptually at a hill top location in Figure 7.2.3.1 - Caboolture West structure plan, planning for the local centre in a Neighbourhood development plan is required to take account of the strong views identified in Figure 7.2.3.6 - Views.

1. The purpose of the Local centre sub-precinct will be achieved through the following overall outcomes:
 - a. The Local centre sub-precinct is the primary location for local convenience retail, commercial and community activities that service multiple neighbourhood catchments and will typically contain one full-line supermarket, a wide range of speciality retail shops, commercial tenancies, suburban offices, and a range of health services and community facilities.
 - b. Local centres are located:
 - i. in accordance with a Neighbourhood development plan that reflects the urban structure concept show indicatively on Figure 7.2.3.5 - Centres, employment and schools.
 - ii. generally within a 1000m walking distance of most residents;
 - iii. at the junction of main streets and public transport routes in accessible and visible locations;
 - iv. generally to the side of the intersection creating pedestrian focused main streets.
 - c. Local centres are established where:
 - i. consistent in function and scale with the local centre provisions of Table 7.2.3.3 - Caboolture West centre network;
 - ii. it is of an appropriate scale to service the surrounding local catchment providing an important local activity node;
 - iii. clear separation from existing local centres within the network is maintained to reduce catchment overlap;
 - iv. the function and scale of uses and activities will not have a negative impact on the community.
 - d. Local centres contain a mix of uses that:
 - i. are clustered with other compatible non-residential uses (excluding corner stores) forming a local centre having a compact urban form;
 - ii. are of sufficient intensity and variety to support public transport, active transport, improve land efficiency and collectively support the viability of the local centre;
 - iii. are centred around a main street central core fostering opportunities for social and economic exchange;

7 Local plans

- iv. are designed to encourage social activity through the provision of high quality civic and forecourt spaces;
 - v. ensure the safety and efficiency of pedestrian movement is prioritised in the design of car parking areas and the size, frequency and location of vehicle crossovers;
 - vi. ensure the amount of on-site car parking encourages the use of public and active transport, increases land use efficiency and does not negatively impact the streetscape;
 - vii. provide facilities, infrastructure and public realm improvements to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations;
 - viii. provide pedestrian connections to integrate the development with the street, public spaces and the surrounding area.
- e. The design, siting and construction of local centre uses:
- i. contributes to a high quality centre consistent with the desired character of the centre and surrounding area;
 - ii. does not negatively impact adjoining residents or the streetscape;
 - iii. ensures adverse impacts on the amenity of surrounding residential uses are minimised by mitigating noise, odour and air quality impacts on residents to a level consistent with the location within or adjoining a local centre;
 - iv. maintains a human scale, through appropriate building heights and form;
 - v. provides attractive, active frontages that maximise pedestrian activity along road frontages and public spaces;
 - vi. provides for active and passive surveillance of the public spaces, road frontages and movement corridors;
 - vii. promotes active transport options and ensures an oversupply of car parking is not provided;
 - viii. does not result in large internalised Shopping centres⁽⁷⁶⁾ with large external blank walls with tenancies only accessible from within the building;
 - ix. locates tenancies at the street with car parking at the rear;
 - x. ensures expansive areas of surface car parking do not dominate road frontages or public spaces;
 - xi. ensures parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from the streetscape and public spaces.
- f. General works associated with the development achieves the following:
- i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity, water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;

- C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
- iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- g. 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.
 - h. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
 - i. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.
 - j. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
 - k. Development does not result in unacceptable impacts on the capacity and safety of the external road network.
 - l. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
 - m. Pedestrian connections are provided to integrate the development with the surrounding area as well as the street and public spaces.
 - n. Development constraints:
 - i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
 - A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path;
 - I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
 - IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
 - o. Development in the Local centre sub-precinct is for one or more of the uses identified below:

• Caretaker's accommodation ⁽¹⁰⁾	• Food and drink outlet ⁽²⁸⁾	• Place of worship ⁽⁶⁰⁾
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7 Local plans

<ul style="list-style-type: none"> • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community use⁽¹⁷⁾ • Dwelling unit⁽²³⁾ • Emergency services⁽²⁵⁾ 	<ul style="list-style-type: none"> • Hardware and trade supplies⁽³²⁾ - if 250m² GFA or less • Health care services⁽³³⁾ • Home based business⁽³⁵⁾ • Low impact industry⁽⁴²⁾ - if not located adjoining a main street • Market⁽⁴⁶⁾ • Office⁽⁵³⁾ 	<ul style="list-style-type: none"> • Service industry⁽⁷³⁾ • Shop⁽⁷⁵⁾ • Showroom⁽⁷⁸⁾ - if 250m² GFA or less
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p. Development in the Local centre sub-precinct does not include one or more of the following uses:

<ul style="list-style-type: none"> • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Cemetery⁽¹²⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Environment facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ • Hardware and trade supplies⁽³²⁾ - if more than 250m² GFA • High impact industry⁽³⁴⁾ • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ 	<ul style="list-style-type: none"> • Landing⁽⁴¹⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling⁽⁴⁹⁾ (where not part of a mixed use building) • Nightclub entertainment facility⁽⁵¹⁾ • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Parking station⁽⁵⁸⁾ • Permanent plantation⁽⁵⁹⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ 	<ul style="list-style-type: none"> • Research and technology industry⁽⁶³⁾ • Resort complex⁽⁶⁶⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Short-term accommodation⁽⁷⁷⁾ • Showroom⁽⁷⁸⁾ - if more than 250m² GFA • Special industry⁽⁷⁹⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Winery⁽⁹⁰⁾
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q. Development not listed in the tables above may be considered on its merits where it reflects and supports the outcomes of the zone.

7.2.3.1.2.2 Requirements for assessment

Part B - Criteria for assessable development - Local centre sub-precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part B, Table 7.2.3.1.2.1, as well as the purpose statement and overall outcomes.

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

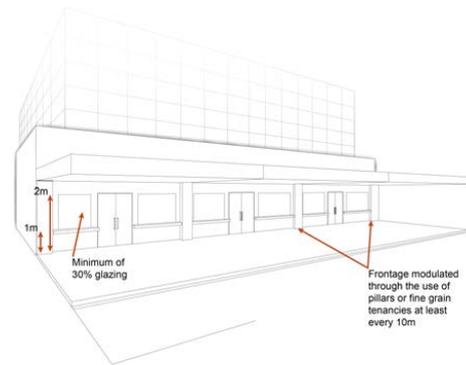
Table 7.2.3.1.2.1 Assessable development - Local centre sub-precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Local centre locations	
<p>PO1</p> <p>The location of a local centre is:</p> <ul style="list-style-type: none"> a. in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.5 - Centres, employment and schools; b. on highly accessible sites along neighbourhood connecting streets; c. at the junction of through streets and public transport routes in accessible and visible locations; d. generally to the side of the intersection creating pedestrian focused main streets. 	No example provided.
Centre network and function	
<p>PO2</p> <p>Development in the Local centre sub-precinct:</p> <ul style="list-style-type: none"> a. is of a size, scale, range of services and location commensurate with the role and function of this sub-precinct within the centres network (e.g. A maximum of 1 full-line supermarket is located in each Local centre sub-precinct); b. is clustered with other local centre compatible uses forming a compact urban form. <p>Note - Refer to Table 7.2.3.3 - Caboolture West centre network.</p>	No example provided.
Active frontage	
PO3	E3.1

7 Local plans

<p>Development addresses and activates streets and public spaces by:</p> <ul style="list-style-type: none"> a. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. the use of windows or glazing and avoiding blank walls with the use of sleeving); b. ensuring buildings and individual tenancies address street frontages and other areas of pedestrian movement; c. new buildings adjoin or are within 3m of a primary street frontage, civic space or public open space; d. locating car parking areas behind or under buildings to not dominate the street environment; e. providing visual interest to the façade (e.g. windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections); f. establishing or maintaining human scale. 	<p>Development address the street frontage.</p>
	<p>E3.2</p> <p>New buildings and extensions are built to the street alignment.</p>
	<p>E3.3</p> <p>At-grade car parking:</p> <ul style="list-style-type: none"> a. does not adjoin a main street or a corner; b. where at-grade car parking areas adjoins a street (other than a main street) or civic space does not take up more than 40% of the length of the street frontage. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>
	<p>E3.4</p> <p>Development on corner lots:</p> <ul style="list-style-type: none"> a. addresses both street frontages; b. express strong visual elements, including feature building entries.
	<p>E3.5</p> <p>Development incorporates active uses adjacent to a street frontage, civic spaces, public open space or pedestrian thoroughfare.</p>
	<p>E3.6</p> <p>The front facade of the building:</p> <ul style="list-style-type: none"> a. is made up of a minimum of 50% windows or glazing between a height of 1m and 2m; b. the minimum area of window or glazing is to remain uncovered and free of signage. <p>Note - This does not apply to Adult stores⁽¹⁾.</p>

Figure - Glazing



E3.7

Individual tenancies do not exceed a frontage length of 20m.

E3.8

Large format retail uses (e.g. Showroom⁽⁷⁸⁾, supermarket or discount department store) are sleeved by smaller tenancies (e.g. retail and similar uses).

Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.

Setbacks

PO4

Side and rear setbacks are of a dimension to:

- a. cater for required openings, the location of loading docks and landscaped buffers etc.;
- b. protect the amenity of adjoining sensitive land uses.

No example provided.

Site area

PO5

The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.

No example provided.

Building height

PO6

The height of buildings reflect the intended low to medium character of the area.

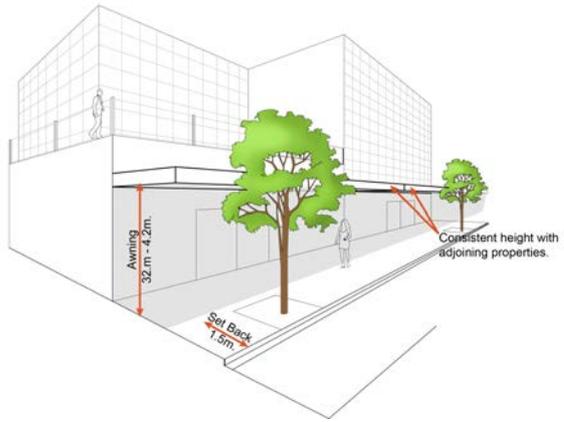
E6

Building heights do not exceed that mapped on a Neighbourhood development plan.

Public realm

7 Local plans

<p>PO7</p> <p>Developments incorporating a gross leasable area greater than 3,000m² include a public plaza on-site that:</p> <ol style="list-style-type: none"> is integrated with adjacent development, in relation to built form, streetscape, landscaping and the street and pedestrian network; is directly accessible from adjacent development or tenancies and is easily and conveniently accessible to the public; is of a sufficient size and dimensions to cater for passive recreation activities (e.g. alfresco dining and temporary activities etc); includes greening (e.g. landscaping, planter boxes, street trees etc) that contributes to the identity of the centre; is lit and has adequate signage for way finding, ensuring adjoining and near by residential uses are not impacted by 'overspill'; is designed to achieve CPTED principles e.g. visible at all times. <p>Note - For details and examples of civic space requirements refer to Planning scheme policy - Centre and neighbourhood hub design.</p> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	<p>No example provided.</p>
<p>Streetscape</p>	
<p>PO8</p> <p>Development contributes to an attractive and walkable street environment through the provision of streetscape features (e.g. footpaths, lighting, bins, furniture, landscaping, pedestrian crossings etc), as outlined in Planning scheme policy - Integrated design.</p> <p>Editor's note - Additional approvals may be required where works are required within road reserves.</p>	<p>No example provided.</p>
<p>Built form</p>	
<p>PO9</p> <p>Ground floor spaces are designed to enable the flexible re-use of floor area for commercial and retail activities.</p>	<p>E9</p> <p>The ground floor has a minimum ceiling height of 4.2m.</p>
<p>PO10</p>	<p>E10</p> <p>Buildings incorporate an awning that:</p>

<p>Awnings are provided at the ground level fronting pedestrian footpaths. Awnings:</p> <ul style="list-style-type: none"> a. provide adequate protection for pedestrians from solar exposure and inclement weather; b. are integrated with the design of the building and the form and function of the street; c. do not compromise the provision of street trees and signage; d. ensure the safety of pedestrians and vehicles (e.g. no support poles). 	<ul style="list-style-type: none"> a. is cantilevered b. extends from the face of the building; c. has a minimum height of 3.2m and a maximum height of 4.2m above pavement level; d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage; e. aligns with adjoining buildings to provide continuous shelter where possible. <p style="text-align: center;">Figure - Awning requirements</p> 
<p>PO11</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enables differentiation between buildings; c. contributes to a safe environment; d. incorporates architectural features within the building facade at the street level to create human scale; e. treat or break up blank walls that are visible from public areas; f. includes building entrances that are readily identifiable from the road frontage, located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. facilitate casual surveillance of all public spaces. 	<p>No example provided.</p>
<p>PO12</p>	<p>No example provided.</p>

7 Local plans

<p>Building entrances:</p> <ol style="list-style-type: none"> are readily identifiable from the road frontage; add visual interest to the streetscape; are designed to limit opportunities for concealment; are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage; include footpaths that connect with adjoining sites; provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance. <p>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.</p>													
Car parking													
<p>PO13</p> <p>The number of car parking spaces is managed to:</p> <ol style="list-style-type: none"> provide for the parking of visitors and employees that is appropriate to the use and the site's proximity to public and active transport options; not include an oversupply of car parking spaces. <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>E13</p> <p>Car parking is provided in accordance with the table below.</p> <table border="1" data-bbox="810 1146 1465 1512"> <thead> <tr> <th>Land use</th> <th>Maximum number of Car Spaces to be Provided</th> <th>Minimum Number of Car Spaces to be Provided</th> </tr> </thead> <tbody> <tr> <td>Non-residential</td> <td>1 per 30m² of GFA</td> <td>1 per 50m² of GFA</td> </tr> <tr> <td>Residential - Permanent/Long term</td> <td>N/A</td> <td>1 per dwelling</td> </tr> <tr> <td>Residential - Services/short term</td> <td>3 per 4 dwellings + staff spaces</td> <td>1 per 5 dwellings + staff spaces</td> </tr> </tbody> </table> <p>Note - Car parking rates are to be rounded up to the nearest whole number.</p> <p>Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.</p> <p>Note - Residential - Permanent/long term includes: Multiple dwelling⁽⁴⁹⁾, Relocatable home park⁽⁶²⁾, Residential care facility⁽⁶⁵⁾, Retirement facility⁽⁶⁷⁾.</p> <p>Note - Residential - Services/short term includes: Rooming accommodation⁽⁶⁹⁾ or Short-term accommodation⁽⁷⁷⁾.</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>	Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided	Non-residential	1 per 30m ² of GFA	1 per 50m ² of GFA	Residential - Permanent/Long term	N/A	1 per dwelling	Residential - Services/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces
Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided											
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Residential - Permanent/Long term	N/A	1 per dwelling											
Residential - Services/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces											

<p>PO14</p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</p>	No example provided.					
<p>PO15</p> <p>Car parking design includes innovative solutions, including on-street parking and shared parking areas.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples of on-street parking.</p>	No example provided.					
<p>PO16</p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> a. does not impact on the safety of the external road network; b. ensures the safe movement of vehicles within the site. 	<p>E16</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>					
<p>PO17</p> <p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:</p> <ol style="list-style-type: none"> a. located along the most direct pedestrian routes between building entrances, car parks and adjoining uses; b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. of a width to allow safe and efficient access for prams and wheelchairs. 	No example provided.					
<p>Bicycle parking and end of trip facilities</p> <p>Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.</p>						
<p>PO18</p> <ol style="list-style-type: none"> a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: <ol style="list-style-type: none"> i. adequate bicycle parking and storage facilities; and 	<p>E18.1</p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table border="1" data-bbox="810 1942 1469 2074"> <thead> <tr> <th data-bbox="810 1942 1115 1995">Use</th> <th data-bbox="1115 1942 1469 1995">Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 1995 1115 2074">Residential uses comprised of dwellings</td> <td data-bbox="1115 1995 1469 2074">Minimum 1 space per dwelling</td> </tr> </tbody> </table>		Use	Minimum Bicycle Parking	Residential uses comprised of dwellings	Minimum 1 space per dwelling
Use	Minimum Bicycle Parking					
Residential uses comprised of dwellings	Minimum 1 space per dwelling					

7 Local plans

<p>ii. adequate provision for securing belongings; and</p> <p>iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.</p> <p>b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:</p> <p>i. the projected population growth and forward planning for road upgrading and development of cycle paths; or</p> <p>ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or</p> <p>iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.</p> <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p> <p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<table border="1" data-bbox="810 201 1469 387"> <tr> <td data-bbox="810 201 1114 309">All other residential uses</td> <td data-bbox="1114 201 1469 309">Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td data-bbox="810 309 1114 387">Non-residential uses</td> <td data-bbox="1114 309 1469 387">Minimum 1 space per 200m2 of GFA</td> </tr> </table> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking	Non-residential uses	Minimum 1 space per 200m2 of GFA
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking				
Non-residential uses	Minimum 1 space per 200m2 of GFA				
	<p>E18.2</p> <p>Bicycle parking is:</p> <p>a. provided in accordance with <i>Austroads (2008), Guide to Traffic Management - Part 11: Parking</i>;</p> <p>b. protected from the weather by its location or a dedicated roof structure;</p> <p>c. located within the building or in a dedicated, secure structure for residents and staff;</p> <p>d. adjacent to building entrances or in public areas for customers and visitors.</p> <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>				
	<p>E18.3</p> <p>For non-residential uses, storage lockers:</p> <p>a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number);</p> <p>b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).</p> <p>Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities.</p>				

Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.

E18.4

For non-residential uses, changing rooms:

- a. are provided at a rate of 1 per 10 bicycle parking spaces;
- b. are fitted with a lockable door or otherwise screened from public view;
- c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:

Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required
1-5	Male and female	1 unisex change room	1	1 closet pan	1
6-19	Female	1	1	1 closet pan	1
20 or more	Male	1	1	1 closet pan	1
	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter

Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.

Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).

- d. are provided with:
 - i. a mirror located above each wash basin;
 - ii. a hook and bench seating within each shower compartment;
 - iii. a socket-outlet located adjacent to each wash basin.

Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance

7 Local plans

	<p>to the building and within 50 metres of bicycle parking and storage facilities</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>
Loading and servicing	
<p>PO19</p> <p>Loading and servicing areas:</p> <ol style="list-style-type: none"> a. are not visible from any street frontage; b. are integrated into the design of the building; c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; d. are consolidated and shared with adjoining sites where possible. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	<p>No example provided.</p>
Waste	
<p>PO20</p> <p>Bins and bin storage areas are provided, designed and managed to prevent amenity impacts on the locality.</p>	<p>E20</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>
Landscaping and fencing	
<p>PO21</p> <p>On-site landscaping:</p> <ol style="list-style-type: none"> a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. incorporates shade trees in car parking areas; d. retains mature trees wherever possible; e. contributes to quality public spaces and the micro climate by providing shelter and shade; f. maintains the achievement of active frontages and sightlines for casual surveillance. 	<p>No example provided.</p>

<p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	
<p>PO22</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>No example provided.</p>
<p>Lighting</p>	
<p>PO23</p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on residential and other sensitive land uses.</p>	<p>No example provided.</p>
<p>Amenity</p>	
<p>PO24</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>	<p>No example provided.</p>
<p>Noise</p>	
<p>PO25</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO26</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"> a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. <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>E26.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <hr/> <p>E26.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport

7 Local plans

<p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible.</p> <p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <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>
Works criteria	
Utilities	
<p>PO27</p> <p>The development is connected to an existing reticulated electricity supply system (approved by the relevant energy regulating authority) and the infrastructure does not negatively impact the streetscape.</p>	<p>E27</p> <p>The development is connected to underground electricity.</p>
<p>PO28</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO29</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO30</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>E30.1</p> <p>Where in a sewerage area, the development is connected to a reticulated sewerage system.</p>
	<p>E30.2</p> <p>Where not in a sewerage 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 The Plumbing and Drainage Act 2002.</p>
<p>PO31</p>	<p>E31.1</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>Where in an existing connections area or a future connections area as detailed in the Unitywater Water 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>E31.2</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 supply of at least 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>
<p>PO32</p> <p>The development is provided with dedicated and constructed road access.</p>	<p>No example provided.</p>
<p>Access</p>	
<p>PO33</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. Rear entry, arcade etc.); b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	<p>No example provided.</p>
<p>PO34</p> <p>Where required access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO35</p>	<p>E35.1</p>

7 Local plans

<p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> the development of the road network in the area; the function or safety of the road network; the capacity of the road network. <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>	<p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>
<p>PO36</p> <p>Safe access facilities are provided for all vehicles required to access the site.</p>	<p>E35.2</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>E35.3</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>E35.4</p> <p>The lot layout allows forward access to and from the site.</p> <p>E36.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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. <p>E36.2</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> <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p>E36.3</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>PO37</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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"> 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 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	No example provided.
Stormwater	
<p>PO38</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 and examples.</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>	No example provided.

7 Local plans

<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>PO39</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>	<p>No example provided.</p>
<p>PO40</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 2 of the SPP.</p> <p>Note - A site-based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	<p>No example provided.</p>
<p>PO41</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located within freehold land if the pipe diameter exceeds 300mm; overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Site works and construction management</p>	
<p>PO42</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO43</p> <p>All works on-site are managed to:</p>	<p>E43.1</p> <p>Works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning</p>

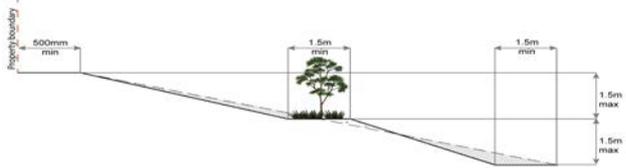
<ul style="list-style-type: none"> a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street streets and their critical root zone. 	<p>Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ul style="list-style-type: none"> a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins. <p>E43.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E43.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>E43.4</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>PO44</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E44</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO45</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>E45.1</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>

7 Local plans

<p>Note - Where the amount of imported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>E45.2</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>E45.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p>
<p>PO46</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E46</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> topsoiled with a minimum compacted thickness of fifty (50) millimetres; grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO47</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E47.1</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>E47.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> 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 all native vegetation with a diameter below 400mm is to be chipped and stored on-site.
<p>PO48</p>	<p>No example provided.</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>	
Earthworks	
<p>PO49</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ol style="list-style-type: none"> a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fills and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential) <p>Note - Filling or excavation works are to be completed within six (6) months of the commencement date.</p>	<p>E49.1</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>E49.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E49.3</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>E49.4</p> <p>All filling or excavation is contained within the site.</p> <p>E49.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <p>E49.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E49.7</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>

7 Local plans

<p>PO50</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E50</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p style="text-align: center;">Figure - Embankment</p> 
<p>PO51</p> <p>On-site earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>E51.1</p> <p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <p>E51.2</p> <p>Earthworks that would result in any of the following are not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over the Council or public sector entity maintained service to less than 600mm; an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO52</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - A slope stability report prepared by an RPEQ may be required.</p>	<p>No example provided.</p>
<p>PO53</p> <p>Filling or excavation does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; any clearing of native vegetation. 	<p>No example provided.</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..

Retaining walls and structures

PO54

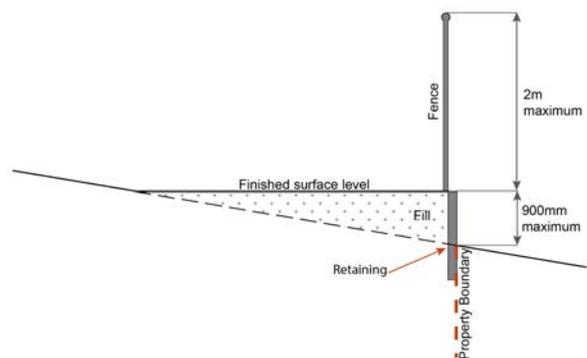
All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.

E54

Earth retaining structures:

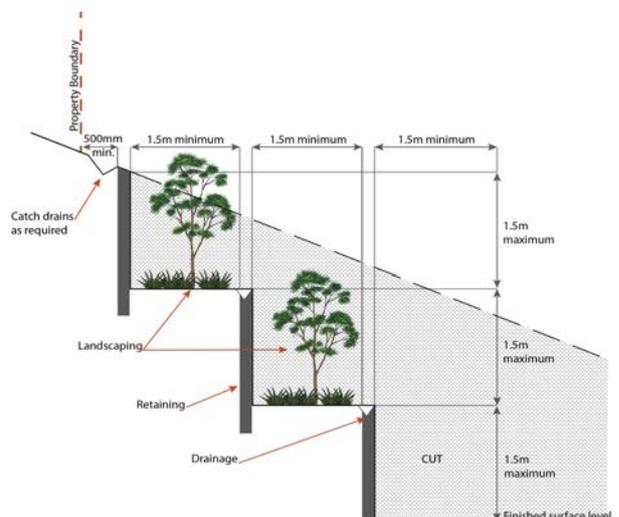
- a. are not constructed of boulder rocks or timber;
- b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

Figure - Retaining on a boundary



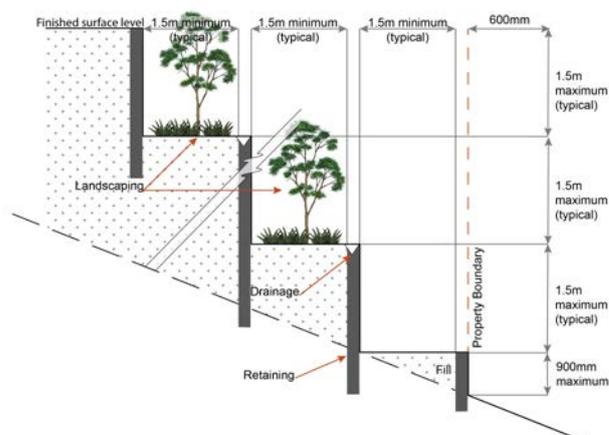
- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut



7 Local plans

Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

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

AND

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

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

PO55

Development incorporates a fire fighting system that:

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

E55.1

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

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

- a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;

<p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <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. 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);</p> <p>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:</p> <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p>
<p>PO56</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>E55.2</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> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. <p>E55.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p> <p>E56</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided);

7 Local plans

	<ul style="list-style-type: none"> v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>PO57</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>E57</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>
Use specific criteria	
Home based business⁽³⁵⁾	
<p>PO58</p> <p>The scale and intensity of the Home based business⁽³⁵⁾:</p> <ul style="list-style-type: none"> a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety; c. does not adversely impact on the amenity of the adjoining and nearby premises; d. remains ancillary to the residential use of the Dwelling house⁽²²⁾; 	<p>E58.1</p> <p>A maximum of 1 employee (not a resident) OR 2 customers OR customers from within 1 Small rigid vehicle (SRV) or smaller are permitted on the site at any one time.</p> <hr/> <p>E58.2</p> <p>The Home based business⁽³⁵⁾ occupies an area of the existing dwelling or on-site structure not greater than 40m² gross floor area.</p>

<p>e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity;</p> <p>f. ensures employees and visitors to the site do not negatively impact the expected amenity of adjoining properties.</p>	
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO59</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <p>a. high quality design and construction;</p> <p>b. visually integrated with the surrounding area;</p> <p>c. not visually dominant or intrusive;</p> <p>d. located behind the main building line;</p> <p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>E59.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <p>a. are enclosed within buildings or structures;</p> <p>b. are located behind the main building line;</p> <p>c. have a similar height, bulk and scale to the surrounding fabric;</p> <p>d. have horizontal and vertical articulation applied to all exterior walls.</p> <p>E59.2</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>PO60</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E60</p> <p>Access control arrangements:</p> <p>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</p> <p>b. minimise the number and width of crossovers and entry points;</p> <p>c. provide safe vehicular access to the site;</p> <p>d. do not utilise barbed wire or razor wire.</p>
<p>PO61</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <p>a. generates no audible sound at the site boundaries where in a residential setting; or</p> <p>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>	<p>E61</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>
Residential uses	
<p>PO62</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ are provided with adequate functional and attractive private open space that is:</p>	<p>E62</p> <p>A dwelling has a clearly defined, private outdoor living space that is:</p>

7 Local plans

<p>a. directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity;</p> <p>b. designed and constructed to achieve adequate privacy for occupants from other Dwelling units⁽²³⁾ and centre uses;</p> <p>c. accessible and readily identifiable for residents, visitors and emergency services;</p> <p>d. located to not compromise active frontages.</p>	<p>a. as per the table below;</p> <table border="1" data-bbox="810 286 1449 658"> <thead> <tr> <th>Use</th> <th>Minimum Area</th> <th>Minimum Dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ground level dwellings</td> </tr> <tr> <td>All dwelling types</td> <td>16m²</td> <td>4m</td> </tr> <tr> <td colspan="3">Above ground level dwellings</td> </tr> <tr> <td>1 bedroom or studio</td> <td>8m²</td> <td>2.5m</td> </tr> <tr> <td>2 or more bedrooms</td> <td>12m²</td> <td>3.0m</td> </tr> </tbody> </table> <p>b. accessed from a living area;</p> <p>c. sufficiently screened or elevated for privacy;</p> <p>d. ground level open space is located behind the main building line and not within the primary or secondary frontage setbacks;</p> <p>e. balconies orientate to the street;</p> <p>f. clear of any non-recreational structure (including but not limited to air-conditioning units, water tanks, clothes drying facilities, storage structures, retaining structures and refuse storage areas).</p> <p>Note - Areas for clothes drying are not visible from street frontages or public areas (e.g. separate clothes drying areas are provided that are oriented to the side or rear of the site or screening is provided).</p>	Use	Minimum Area	Minimum Dimension in all directions	Ground level dwellings			All dwelling types	16m ²	4m	Above ground level dwellings			1 bedroom or studio	8m ²	2.5m	2 or more bedrooms	12m ²	3.0m
Use	Minimum Area	Minimum Dimension in all directions																	
Ground level dwellings																			
All dwelling types	16m ²	4m																	
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1 bedroom or studio	8m ²	2.5m																	
2 or more bedrooms	12m ²	3.0m																	
<p>PO63</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ are provided with a reasonable level of access, identification and privacy from adjoining residential and non-residential uses.</p> <p>Note - Refer to State Government standards for CPTED.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E63</p> <p>The dwelling:</p> <p>a. includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses;</p> <p>b. clearly displays the street number at the entrance to the dwelling and at the front of the site to enable identification by emergency services;</p> <p>c. is provided with a separate entrance to that of any non-residential use on the site;</p> <p>d. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use.</p> <p>Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.</p>																		

Telecommunications facility⁽⁸¹⁾	
<p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO64</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E64.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p>
	<p>E64.2</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>PO65</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E65</p> <p>A minimum of 45m² 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>PO66</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E66</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>PO67</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ol style="list-style-type: none"> high quality design and construction; visually integrated with the surrounding area; not visually dominant or intrusive; located behind the main building line; below the level of the predominant tree canopy or the level of the surrounding buildings and structures; camouflaged through the use of colours and materials which blend into the landscape; treated to eliminate glare and reflectivity; landscaped; otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E67.1</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>E67.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>E67.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ol style="list-style-type: none"> reduce recognition in the landscape; reduce glare and reflectivity.
	<p>E67.4</p>

7 Local plans

	<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>E67.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>E67.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO68</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>E68</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>PO69</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>E69</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p>Values and constraints criteria</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>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)</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>PO70</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p> <ol style="list-style-type: none"> is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; protects the environmental and ecological values and health of receiving waters; protects buildings and infrastructure from the effects of acid sulfate soils. 	<p>E70</p> <p>Development does not involve:</p> <ol style="list-style-type: none"> excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</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>PO71</p> <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; retain public access where this is currently provided. 	<p>E71</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p>PO72</p> <p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> 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 demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or 	<p>No example provided.</p>

7 Local plans

<ul style="list-style-type: none"> c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	
<p>PO73</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 example provided.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO74</p> <p>Development within a Bulk water supply infrastructure buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> a. protect the integrity of the water supply pipeline; b. maintain adequate access for any required maintenance or upgrading work to the water supply pipeline; 	<p>E74</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; b. involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
<p>PO75</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E75</p> <p>Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things):</p> <ul style="list-style-type: none"> a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
<p>PO76</p> <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"> a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>E76</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO77</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>No example provided.</p>
<p>PO78</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <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>No example provided.</p>
<p>PO79</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO80</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>E80</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>

7 Local plans

<p>PO81</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>E81</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>PO82</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E82.1</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"> a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. <p>E82.2</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>PO83</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"> a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO84</p> <p>Development for a Park⁽⁵⁷⁾ 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"> a. public benefit and enjoyment is maximised; 	<p>E84</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>

- | | |
|---|--|
| <ul style="list-style-type: none">b. impacts on the asset life and integrity of park structures is minimised;c. maintenance and replacement costs are minimised. | |
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7 Local plans

7.2.3.1.3 Light industry sub-precinct

7.2.3.1.3.1 Purpose - Light industry sub-precinct

Editor's note - Two small scale light industry areas (containing low impact⁽⁴²⁾ and service industry⁽⁷³⁾ activities) are located close to surrounding residential areas for convenience, but are designed to minimise amenity effects to nearby residents. The use of this land must be low impact and serving a local customer base. These areas include:

1. A location in the west of the Local Plan area that utilises an existing quarry and hardstand property, which is intended to be converted to local light industry over time.
2. A location in the southern part of the Local Plan area that utilises land adjoining Caboolture River Road and is located on the edge of the residential neighbourhoods, which is intended to serve the southern portion of the local plan area.

Figure 7.2.3.1 - Caboolture West structure plan, conceptually shows the locations of the two light industry areas, however a Neighbourhood development plan will explore development opportunities and constraints in greater detail and further allocate Light industry sub-precinct boundaries.

1. The purpose of the Light industry sub-precinct will be achieved through the following overall outcomes:
 - a. Low impact⁽⁴²⁾ and service industry⁽⁷³⁾ activities are located on lots identified for Light industry purposes on a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan.
 - b. Development for a use that is ancillary to a low impact industry⁽⁴²⁾ activity on the same site which directly supports industry and workers may be accommodated.
 - c. The operation and viability of industry activities is protected from the intrusion of incompatible uses.
 - d. Medium impact industry⁽⁴⁷⁾ purposes and Specialised centre uses are not established in the Light industry sub-precinct.
 - e. Development provides a range of lot sizes to cater for industrial and employment needs and user requirements as indicated on a neighbourhood development plan.
 - f. Activities within the Light industry sub-precinct are located, design and managed to:
 - i. maintain the health and safety of people;
 - ii. avoid significant adverse effects on the natural environment;
 - iii. minimise the possibility of adverse impacts on surrounding non-industrial uses.
 - g. Development incorporates a range of building materials, vertically and horizontally articulated facades, landscaping, promotion of customer entry points, and safe and legible pedestrian access.
 - h. Development encourages public transport patronage and active transport choices through the increased provision of appropriate end of trip facilities.
 - i. Low impact⁽⁴²⁾ and service industry⁽⁷³⁾ activities which involve a high level of contact with the general public are located along a main street and provide a high quality built form and landscaped environment to the street.
 - j. Development protects and preserves the cultural heritage significance of the Upper Caboolture Uniting Church and adjacent cemetery⁽¹²⁾.
 - k. General works associated with the development achieves the following:
 - i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity, water and sewerage (where available);

- ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- l. 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.
 - m. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
 - n. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.
 - o. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
 - p. Development does not result in unacceptable impacts on the capacity and safety of the external road network.
 - q. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
 - r. Pedestrian connections are provided to integrate the development with the surrounding area as well as the street and public spaces.
 - s. Development constraints:
 - i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
 - A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path;
 - I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
 - IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

7 Local plans

t. Development in the Light industry sub-precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> • Bulk landscape supplies⁽⁹⁾ • Caretaker's accommodation⁽¹⁰⁾ • Child care centre⁽¹³⁾ • Emergency services⁽²⁵⁾ • Food and drink outlet⁽²⁸⁾ (where not exceeding 100m² GFA) 	<ul style="list-style-type: none"> • Indoor sport and recreation⁽³⁸⁾ • Low impact industry⁽⁴²⁾ • Research and technology industry⁽⁶⁴⁾ • Service industry⁽⁷³⁾ • Service station⁽⁷⁴⁾ • Substation⁽⁸⁰⁾ 	<ul style="list-style-type: none"> • Telecommunication facility⁽⁸¹⁾ • Transport depot⁽⁸⁵⁾ • Utility installation⁽⁸⁶⁾ • Warehouse⁽⁸⁸⁾
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u. Development in the Light industry sub-precinct does not include one or more of the following uses:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Cemetery⁽¹²⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ 	<ul style="list-style-type: none"> • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • High impact industry⁽³⁴⁾ • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Market⁽⁴⁶⁾ • Medium impact industry⁽⁴⁷⁾ • Multiple dwelling⁽⁴⁹⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ 	<ul style="list-style-type: none"> • Permanent plantation⁽⁵⁹⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist park⁽⁸⁴⁾ • Veterinary services⁽⁸⁷⁾
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<ul style="list-style-type: none"> • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ • Environment facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ (where exceeding 100m² GFA) • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ 	<ul style="list-style-type: none"> • Non-resident workforce accommodation⁽⁵²⁾ • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Parking station⁽⁵⁸⁾ 	<ul style="list-style-type: none"> • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- v. Development not listed in the tables above may be considered on its merits where it reflects and supports the outcomes of the zone.

7.2.3.1.3.2 Requirements for assessment

Part C - Criteria for assessable development - Light industry sub-precinct

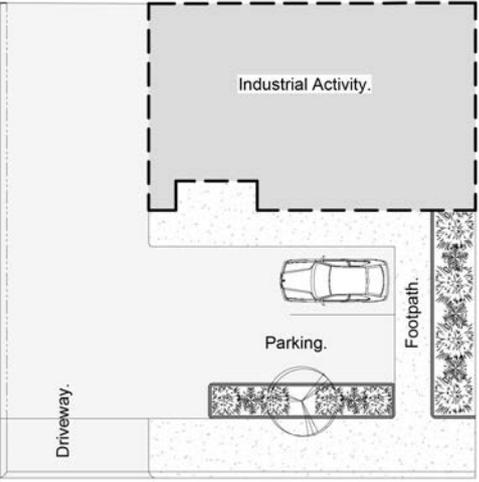
Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part C, Table 7.2.3.1.3.1, as well as the purpose statement and overall outcomes.

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

Table 7.2.3.1.3.1 Assessable development - Light industry sub-precinct

Performance outcome	Examples that achieve aspects of the Performance Outcome
General criteria	
Light industry location	
PO1 The Light industry sub-precinct is located in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan.	No example provided.
Site cover	
PO2 Building site cover allows for adequate on-site provision of: <ol style="list-style-type: none"> car parking; vehicle access and manoeuvring; 	No example provided.

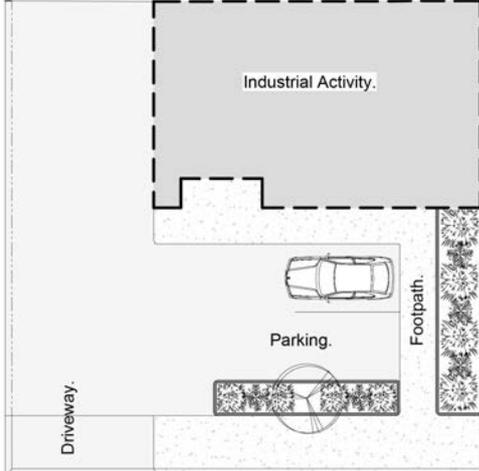
7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> c. setbacks to boundaries; d. landscaped areas. 	
Building height	
<p>PO3</p> <p>The height of buildings reflect the individual character of the sub-precinct.</p>	<p>E3</p> <p>Building height do not to exceed that mapped on Neighbourhood development plan.</p>
Setbacks	
<p>PO4</p> <p>Street boundary setbacks:</p> <ul style="list-style-type: none"> a. minimise building bulk and visual dominance from the street; b. provide areas for landscaping at the front of the site; c. allow for customer parking to be located at the front of the building. <p>Note - The following diagram illustrates an acceptable design response to this outcome.</p> 	<p>E4</p> <p>Buildings maintain a minimum setback of :</p> <ul style="list-style-type: none"> a. 6m to the street frontage; b. 3m to the secondary street frontage; c. 5m to land not included Light industry precinct.
PO5	E5

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>Side and rear boundary setbacks maintain views, privacy, access to natural light and the visual amenity of adjoining sensitive land uses.</p>	<p>Where a development adjoins the Urban living precinct, the building is setback a minimum of 3m from the property boundary and includes landscaping along the boundary appropriate for screening with a mature height of at least 3m.</p> <p>Note - Refer to Planning scheme policy - Integrated design for determining acceptable levels of landscaping for screening purposes.</p>
Building appearance and design	
<p>PO6</p> <p>Building on highly visible sites incorporate a high standard of industrial design and construction, which adds visual interest to the streetscape and reduces the perceived bulk of the building from the street.</p> <p>Note - The following example illustrates an acceptable design response to this outcome.</p> 	<p>E6</p> <p>Where fronting a main street, or visible from a Park⁽⁵⁷⁾ or Neighbourhood hub lot, buildings provide a high level of architectural design, by incorporating:</p> <ol style="list-style-type: none"> a range of building materials, colours and features; facade articulation along street frontages; design features to promote customer entry points; materials that are not highly reflective.
<p>PO7</p> <p>Buildings on highly visible corner allotments:</p> <ol style="list-style-type: none"> address both street frontages; contain building openings facing both street frontages; do not present blank unarticulated walls to either frontage. 	<p>No example provided.</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>Note - The following example illustrates an acceptable design response to this outcome.</p> 	
Staff recreation area	
<p>PO8</p> <p>Development provides an on-site recreation area for staff that:</p> <ol style="list-style-type: none"> includes seating, tables and rubbish bins; is adequately protected from the weather; is safely accessible to all staff; is separate and private from public areas; is located away from a noisy or odorous activity. 	<p>No example provided.</p>
Landscaping	
<p>PO9</p> <p>Landscaping is provided on the site to:</p> <ol style="list-style-type: none"> visually soften the built form, areas of hardstand, storage areas and mechanical plant associated with the on-site activities; complement the existing or desired streetscape; minimise the impact of industrial development on adjoining lots not zoned for industrial purposes. 	<p>E9</p> <p>Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.</p>
Fencing	
<p>PO10</p>	<p>E10</p>

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>The provision of fencing on street frontages does not dominate the streetscape or create safety issues.</p> <p>Note - The following example illustrates an acceptable design response to this outcome.</p> 	<p>Where fencing is provided on the street frontage, it has a minimum transparency of 70%.</p>
<p>Public access</p>	
<p>PO11</p> <p>The use has a safe, clearly identifiable public access separated from service and parking areas.</p> <p>Note - The following diagram illustrates an acceptable design response to this outcome.</p> 	<p>E11.1</p> <p>Pedestrian linkages are provided from the street and customer car parking areas directly to the main entrance of the building.</p> <hr/> <p>E11.2</p> <p>The public access is separated from industrial service areas.</p>
<p>Car parking</p>	
<p>PO12</p>	<p>E12</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome									
<p>Car parking is provided on-site to meet the anticipated demand of employees and visitors and avoid adverse impacts on the external road network.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>Car parking is provided in accordance with the table below:</p> <table border="1" data-bbox="810 383 1471 674"> <thead> <tr> <th data-bbox="818 394 1034 483">Location</th> <th data-bbox="1042 394 1257 483">Maximum number of car spaces to be provided</th> <th data-bbox="1265 394 1463 483">Minimum number of car spaces to be provided</th> </tr> </thead> <tbody> <tr> <td data-bbox="818 495 1034 618">Where within 400m of a Local centre sub-precinct or Neighbourhood hub</td> <td data-bbox="1042 495 1257 618">1 per 30m² of GFA</td> <td data-bbox="1265 495 1463 618">1 per 50m² of GFA</td> </tr> <tr> <td data-bbox="818 629 1034 674">All other areas</td> <td colspan="2" data-bbox="1042 629 1463 674">Refer to Schedule 7 - Car parking.</td> </tr> </tbody> </table>	Location	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided	Where within 400m of a Local centre sub-precinct or Neighbourhood hub	1 per 30m ² of GFA	1 per 50m ² of GFA	All other areas	Refer to Schedule 7 - Car parking.	
Location	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided								
Where within 400m of a Local centre sub-precinct or Neighbourhood hub	1 per 30m ² of GFA	1 per 50m ² of GFA								
All other areas	Refer to Schedule 7 - Car parking.									
<p>PO13</p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> does not impact on the safety of the external road network; ensures the safety of pedestrians at all times; ensures the safe movement of vehicles within the site. 	<p>E13</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>									
<p>Bicycle parking and end of trip facilities</p> <p>Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.</p>										
<p>PO14</p> <ol style="list-style-type: none"> End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: <ol style="list-style-type: none"> adequate bicycle parking and storage facilities; and adequate provision for securing belongings; and change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: <ol style="list-style-type: none"> the projected population growth and forward planning for road upgrading and development of cycle paths; or 	<p>E14.1</p> <p>Minimum bicycle parking facilities are provided at a rate of 1 bicycle parking space for every 3 vehicles parking spaces required by Schedule 7 – Car parking.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>E14.2</p> <p>Bicycle parking is:</p> <ol style="list-style-type: none"> provided in accordance with <i>Austroads (2008), Guide to Traffic Management - Part 11: Parking</i>; protected from the weather by its location or a dedicated roof structure; 									

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or</p> <p>iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.</p> <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p> <p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<p>c. located within the building or in a dedicated, secure structure for residents and staff;</p> <p>d. adjacent to building entrances or in public areas for customers and visitors.</p> <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This examples is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>E14.3</p> <p>For non-residential uses, storage lockers:</p> <p>a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number);</p> <p>b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).</p> <p>Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>E14.4</p> <p>For non-residential uses, changing rooms:</p> <p>a. are provided at a rate of 1 per 10 bicycle parking spaces;</p> <p>b. are fitted with a lockable door or otherwise screened from public view;</p> <p>c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome																																				
	<table border="1"> <thead> <tr> <th data-bbox="805 295 906 376">Bicycle spaces provided</th> <th data-bbox="908 295 986 376">Male/ Female</th> <th data-bbox="987 295 1078 376">Change rooms required</th> <th data-bbox="1080 295 1182 376">Showers required</th> <th data-bbox="1184 295 1342 376">Sanitary compartments required</th> <th data-bbox="1343 295 1471 376">Washbasins required</th> </tr> </thead> <tbody> <tr> <td data-bbox="805 378 906 459">1-5</td> <td data-bbox="908 378 986 459">Male and female</td> <td data-bbox="987 378 1078 459">1 unisex change room</td> <td data-bbox="1080 378 1182 459">1</td> <td data-bbox="1184 378 1342 459">1 closet pan</td> <td data-bbox="1343 378 1471 459">1</td> </tr> <tr> <td data-bbox="805 461 906 501">6-19</td> <td data-bbox="908 461 986 501">Female</td> <td data-bbox="987 461 1078 501">1</td> <td data-bbox="1080 461 1182 501">1</td> <td data-bbox="1184 461 1342 501">1 closet pan</td> <td data-bbox="1343 461 1471 501">1</td> </tr> <tr> <td data-bbox="805 504 906 544">20 or more</td> <td data-bbox="908 504 986 544">Male</td> <td data-bbox="987 504 1078 544">1</td> <td data-bbox="1080 504 1182 544">1</td> <td data-bbox="1184 504 1342 544">1 closet pan</td> <td data-bbox="1343 504 1471 544">1</td> </tr> <tr> <td data-bbox="805 546 906 719"></td> <td data-bbox="908 546 986 719">Female</td> <td data-bbox="987 546 1078 719">1</td> <td data-bbox="1080 546 1182 719">2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td data-bbox="1184 546 1342 719">2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter</td> <td data-bbox="1343 546 1471 719">1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> <tr> <td data-bbox="805 721 906 949"></td> <td data-bbox="908 721 986 949">Male</td> <td data-bbox="987 721 1078 949">1</td> <td data-bbox="1080 721 1182 949">2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td data-bbox="1184 721 1342 949">1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter</td> <td data-bbox="1343 721 1471 949">1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> </tbody> </table> <p data-bbox="821 987 1455 1037">Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.</p> <p data-bbox="821 1066 1455 1115">Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <p data-bbox="810 1182 1471 1402">d. are provided with:</p> <ol style="list-style-type: none"> <li data-bbox="874 1240 1422 1272">i. a mirror located above each wash basin; <li data-bbox="874 1279 1471 1339">ii. a hook and bench seating within each shower compartment; <li data-bbox="874 1346 1471 1402">iii. a socket-outlet located adjacent to each wash basin. <p data-bbox="821 1473 1455 1574">Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities</p> <p data-bbox="821 1630 1455 1805">Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>	Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required	1-5	Male and female	1 unisex change room	1	1 closet pan	1	6-19	Female	1	1	1 closet pan	1	20 or more	Male	1	1	1 closet pan	1		Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter		Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
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Loading and servicing																																					
PO15	No example provided.																																				

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>Service areas including loading/unloading facilities, plant areas and outdoor storage areas are screened from the direct view from public areas and non-Light industry sub-precinct land.</p> <p>Note - If landscaping is proposed for screening purposes, refer to Planning scheme policy - Integrated design for determining acceptable levels.</p>	
Waste	
<p>PO16</p> <p>Bins and bins storage areas are provided, designed and managed to prevent amenity impacts on the locality.</p>	<p>E16</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>
Environmental impacts	
<p>PO17</p> <p>Where a use is not an environmentally relevant activity under the Environmental Protection Act, the release of any containment that may cause environmental harm is mitigated to an acceptable level.</p>	<p>E17</p> <p>Development achieves the standard listed in Schedule 1 Air Quality Objectives, Environmental Protection (Air) Policy 2008.</p>
Lighting	
<p>PO18</p> <p>Lighting is directed and shielded to not cause unreasonable disturbance to any person on adjoining land.</p>	<p>E18</p> <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>
<p>Hazardous Chemicals</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 Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO19</p>	<p>E19.1</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.</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> <ul style="list-style-type: none"> a. For any hazard scenario involving the release of gases or vapours: <ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. <p>If criteria E20.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5×10^{-6}/year.</p>
	<p>E19.2</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> <ul style="list-style-type: none"> a. For any hazard scenario involving the release of gases or vapours: <ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. <p>If criteria E20.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5×10^{-6}/year.</p>

Performance outcome	Examples that achieve aspects of the Performance Outcome
	<p>E19.3</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"> a. For any hazard scenario involving the release of gases or vapours: <ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> i. 14kPa overpressure; ii. 12.6kW/m² heat radiation. <p>If criteria E20.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10⁻⁶/year.</p>
<p>PO20</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>E20</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>PO21</p> <p>Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including fire fighting media.</p>	<p>E21</p> <p>Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.</p>
<p>PO22</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>E22.1</p> <p>The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area’s flood hazard area. Alternatively:</p> <ul style="list-style-type: none"> a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
	<p>E22.2</p> <p>The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.</p>
Noise	
<p>PO23</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO24</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"> a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. <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>E24.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E24.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p>

Performance outcome	Examples that achieve aspects of the Performance Outcome
	Note - Refer to Overlay map – Active transport for future active transport routes.
Works criteria	
Utilities	
<p>PO25</p> <p>The development is connected to an existing reticulated electricity supply system (approved by the relevant energy regulating authority) and the infrastructure does not negatively impact the streetscape.</p>	<p>E25</p> <p>The development is connected to underground electricity.</p>
<p>PO26</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO27</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO28</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>E28.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage system.</p> <p>E28.2</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 The Plumbing and Drainage Act 2002.</p>
<p>PO29</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>E29.1</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Water 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>E29.2</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
	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 at least 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>PO30</p> <p>The development is provided with dedicated and constructed road access.</p>	No example provided.
Access	
<p>PO31</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. Rear entry, arcade etc.); provides safety and security of people and property at all times; does not impede active transport options; does not impact on the safe and efficient movement of traffic external to the site; where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	No example provided.
<p>PO32</p> <p>Where required access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	No example provided.
<p>PO33</p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> the development of the road network in the area; the function or safety of the road network; the capacity of the road network. <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>	<p>E33.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p>

Performance outcome	Examples that achieve aspects of the Performance Outcome
	<p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>E33.2</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>E33.3</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>E33.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO34</p> <p>Safe access facilities are provided for all vehicles required to access the site.</p>	<p>E34.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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. <p>E34.2</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> <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p>E34.3</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>PO35</p>	<p>E35</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; ensure the orderly and efficient continuation of the active transport network; ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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"> 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 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	<p>No example provided.</p>
Stormwater	
<p>PO36</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 and examples.</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</p>	<p>No example provided.</p>

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	
<p>PO37</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>	<p>No example provided.</p>
<p>PO38</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 2 of the SPP.</p> <p>Note - A site-based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	<p>No example provided.</p>
<p>PO39</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located within freehold land if the pipe diameter exceeds 300mm; overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
Site works and construction management	
<p>PO40</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO41</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard 	<p>E41.1</p> <p>Works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning</p>

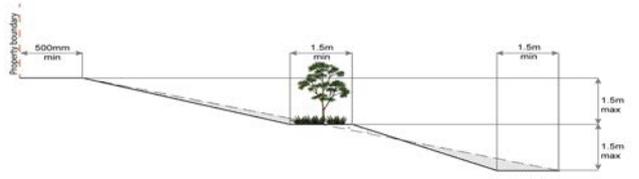
7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>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 streets 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> <ul style="list-style-type: none"> a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins. <p>E41.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E41.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>E41.4</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>PO42</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E42</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO43</p>	<p>E43.1</p>

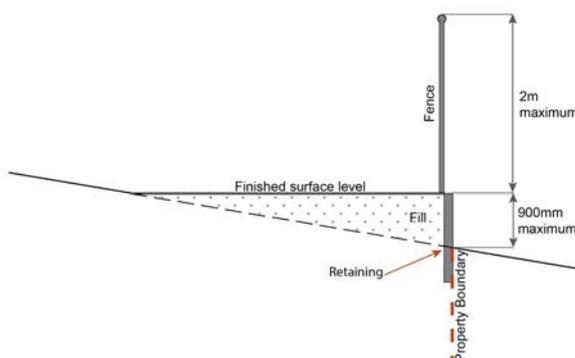
Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>All works on-site and the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p> <p>E43.2</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>E43.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p>
<p>PO44</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E44</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> topsoiled with a minimum compacted thickness of fifty (50) millimetres; grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO45</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E45.1</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>E45.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p>

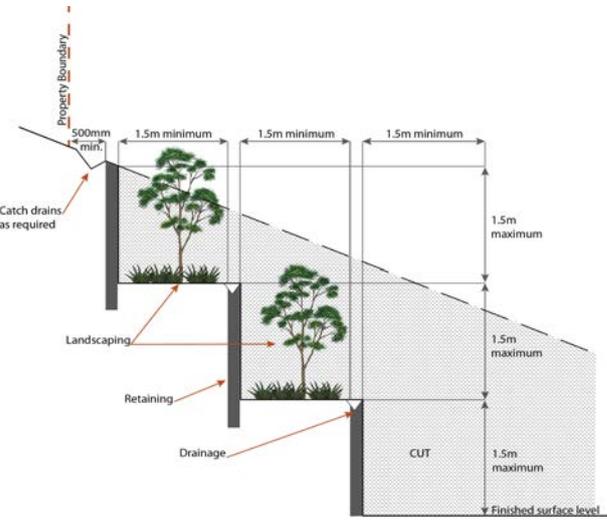
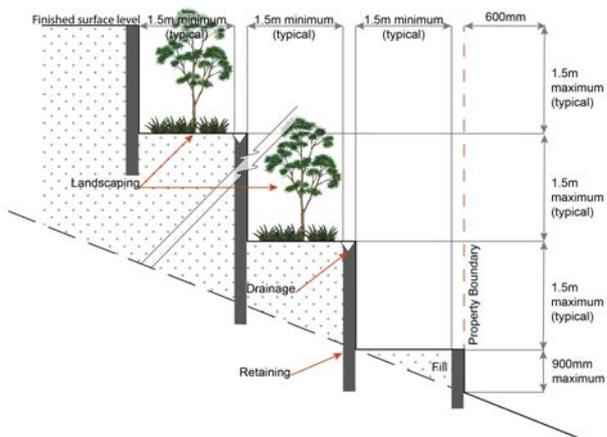
7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
	<ul style="list-style-type: none"> a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.
<p>PO46</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 example provided.</p>
Earthworks	
<p>PO47</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"> a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fills and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential) <p>Note - Filling or excavation works are to be completed within six (6) months of the commencement date.</p>	<p>E47.1</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> <hr/> <p>E47.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <hr/> <p>E47.3</p> <p>All filling or excavation is contained within the site.</p> <hr/> <p>E47.4</p> <p>All fill placed on-site is:</p> <ul style="list-style-type: none"> a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <hr/> <p>E47.5</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p>

Performance outcome	Examples that achieve aspects of the Performance Outcome
	<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>E47.6</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO48</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E48</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p style="text-align: center;">Figure - Embankment</p> 
<p>PO49</p> <p>On-site earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>E49.1</p> <p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <p>E49.2</p> <p>Earthworks that would result in any of the following are not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over the Council or public sector entity maintained service to less than 600mm; an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO50</p> <p>Filling or excavation does not result in land instability.</p>	<p>No example provided.</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>Note - A slope stability report prepared by an RPEQ may be required.</p>	
<p>PO51</p> <p>Filling or excavation does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; any clearing of native vegetation. <p>Note - To demonstrate compliance with this outcome, Planning scheme policy - Stormwater management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements..</p>	<p>No example provided.</p>
Retaining walls and structures	
<p>PO52</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>E52</p> <p>Earth retaining structures:</p> <ol style="list-style-type: none"> are not constructed of boulder rocks or timber; where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; <p style="text-align: center;">Figure - Retaining on a boundary</p>  <ol style="list-style-type: none"> 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; 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.

Performance outcome	Examples that achieve aspects of the Performance Outcome
	<p style="text-align: center;">Figure - Cut</p>  <p style="text-align: center;">Figure - Fill</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⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or
 - iv. material change of use for outdoor sales⁽⁵⁴⁾, outdoor processing or outdoor storage where involving combustible materials.

AND

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

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<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>PO53</p> <p>Development incorporates a fire fighting system that:</p> <ol style="list-style-type: none"> satisfies the reasonable needs of the fire fighting entity for the area; is appropriate for the size, shape and topography of the development and its surrounds; is compatible with the operational equipment available to the fire fighting entity for the area; considers the fire hazard inherent in the materials comprising the development and their proximity to one another; considers the fire hazard inherent in the surrounds to the development site; is maintained in effective operating order. <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>E53.1</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 requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:</p> <ol style="list-style-type: none"> in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; 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); 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"> for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
	<p>E53.2</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"> an unobstructed width of no less than 3.5m; an unobstructed height of no less than 4.8m; constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	<p>E53.3</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 outcome	Examples that achieve aspects of the Performance Outcome
<p>PO54</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>E54</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ol style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>PO55</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>E55</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>
Use specific criteria	

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
Industrial land uses	
<p>PO56</p> <p>Ancillary Office⁽⁵³⁾, administration functions, retail sales and customer service components do not compromise the primary use of the site for industrial purposes or compromise the viability, role or function of the Caboolture West's centres network.</p>	<p>E56</p> <p>The combined area of ancillary non-industrial activities, including but not limited to Offices⁽⁵³⁾, administration functions, display and retail sale of commodities, articles or goods resulting from the industrial processes on-site, does not exceed 30% of the GFA or 500m², whichever is the lesser.</p>
<p>PO57</p> <p>Buildings directly adjoining non-Light industry sub-precinct land:</p> <ol style="list-style-type: none"> are compatible with the character of the adjoining area; minimise overlooking and overshadowing; maintain privacy; do not cause significant loss of amenity to neighbouring residents by way of noise, vibration, odour, lighting, traffic generation and hours of operation. 	<p>No example provided.</p>
<p>PO58</p> <p>Non-industrial components of buildings (including Offices⁽⁵³⁾ and retail areas) are designed as high quality architectural features and incorporate entry area elements such as forecourts, awnings and the architectural treatment of roof lines and fascias.</p>	<p>No example provided.</p>
Non-industrial land uses	
<p>PO59</p> <p>With the exception of Caretaker's accommodation⁽¹⁰⁾, residential and other sensitive land uses do not establish within the sub-precinct.</p>	<p>No example provided.</p>
<p>PO60</p> <p>Non-industrial uses:</p> <ol style="list-style-type: none"> are consolidated with existing non-industrial uses in the sub-precinct; do not compromise the viability, role or function of Caboolture West's centres network; 	<p>No example provided.</p>

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>c. are not subject to adverse amenity impacts or risk to health from industrial activities;</p> <p>d. do not constrain the function or viability of future industrial activities in Light industry sub-precinct.</p> <p>Note - The submission of a Economic Impact Report or Hazard and Nuisance Mitigation Plan may be required to justify compliance with this outcome.</p>	
<p>PO61</p> <p>Traffic generated by non-industrial uses does not detrimentally impact the operation and functionality of the external road network.</p>	No example provided.
<p>PO62</p> <p>Where located on a local street, non-industrial uses provide only direct convenience retail or services to the industrial workforce.</p>	No example provided.
<p>PO63</p> <p>The design of non-industrial buildings in the sub-precinct:</p> <p>a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, a consistent building line, blank walls that are visible from public places are treated to not negatively impact the surrounding amenity);</p> <p>b. contributes to a safe environment (e.g. through the use of lighting and not resulting in concealed recesses or potential entrapment areas);</p> <p>c. incorporates architectural features within the building facade at the street level to create human scale (e.g. awnings).</p>	No example provided.
<p>PO64</p> <p>Building entrances:</p> <p>a. are readily identifiable from the road frontage;</p> <p>b. add visual interest to the streetscape;</p> <p>c. are designed to limit opportunities for concealment;</p> <p>d. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites.</p>	<p>E64.1</p> <p>The main entrance to the building is clearly visible from and addresses the primary street frontage.</p> <p>E64.2</p> <p>Where the building does not adjoin the street frontage, a dedicated and sealed pedestrian footpath is provided between the street frontage and the building entrance.</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this outcome.</p>	
<p>PO65</p> <p>Development of Caretaker's accommodation⁽¹⁰⁾:</p> <ol style="list-style-type: none"> does not compromise the productivity of the use occurring on-site and in the surrounding area; is domestic in scale; provides adequate car parking provisions exclusive on the primary use of the site; is safe for the residents; has regard to the open space and recreation needs of the residents. 	<p>E65</p> <p>Caretaker's accommodation⁽¹⁰⁾:</p> <ol style="list-style-type: none"> has a maximum GFA is 80m²; does not gain access from a separate driveway to that of the industrial use; provides a minimum 16m² of private open space directly accessible from a habitable room; provides car parking in accordance with the car parking rates table.
<p>Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾</p>	
<p>PO66</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <ol style="list-style-type: none"> high quality design and construction; visually integrated with the surrounding area; not visually dominant or intrusive; located behind the main building line; below the level of the predominant tree canopy or the level of the surrounding buildings and structures; camouflaged through the use of colours and materials which blend into the landscape; treated to eliminate glare and reflectivity; landscaped; otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E66.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <ol style="list-style-type: none"> are enclosed within buildings or structures; are located behind the main building line; have a similar height, bulk and scale to the surrounding fabric; have horizontal and vertical articulation applied to all exterior walls. <p>E66.2</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>PO67</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E67</p> <p>Access control arrangements:</p> <ol style="list-style-type: none"> do not create dead-ends or dark alleyways adjacent to the infrastructure; minimise the number and width of crossovers and entry points; provide safe vehicular access to the site; do not utilise barbed wire or razor wire.
<p>PO68</p>	<p>E68</p>

Performance outcome	Examples that achieve aspects of the Performance Outcome
<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"> a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	<p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3KHz to 300Ghz.</p>	
<p>PO69</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E69.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>E69.2</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>PO70</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E70</p> <p>A minimum of 45m² 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>PO71</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E71</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>PO72</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; 	<p>E72.1</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>E72.2</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>In all other areas towers do not exceed 35m in height.</p> <p>E72.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <p>a. reduce recognition in the landscape;</p> <p>b. reduce glare and reflectivity.</p> <p>E72.4</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>E72.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>E72.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO73</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>E73</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>PO74</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>E74</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>

Performance outcome	Examples that achieve aspects of the Performance Outcome
Values and constraints criteria <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>	
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply) <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>	
PO75 <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p> <ol style="list-style-type: none"> is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; protects the environmental and ecological values and health of receiving waters; protects buildings and infrastructure from the effects of acid sulfate soils. 	E75 <p>Development does not involve:</p> <ol style="list-style-type: none"> excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) <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>	
PO76 <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; 	E76 <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided. 	
<p>PO77</p> <p>Demolition and removal is only considered where:</p> <ul style="list-style-type: none"> a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	No example provided.
<p>PO78</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>	No example provided.
Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)	
<p>PO79</p> <p>Development within a High voltage electricity line buffer:</p> <ul style="list-style-type: none"> a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>E79</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>
PO80	E80

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>Development within a bulk water supply infrastructure buffer is located, designed and constructed to:</p> <ol style="list-style-type: none"> protect the integrity of the bulk water supply infrastructure; Maintains adequate access for any required maintenance or upgrading work to the bulk water supply infrastructure. 	<p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a bulk water supply infrastructure buffer.</p>
<p>PO81</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E81</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"> buildings or structures; gates and fences; storage of equipment or materials; landscaping or earthworks or stormwater or other infrastructure.
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO82</p> <p>Development:</p> <ol style="list-style-type: none"> minimises the risk to persons from overland flow; does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>No example provided.</p>
<p>PO83</p> <p>Development:</p> <ol style="list-style-type: none"> 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; does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <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>E83</p> <p>No example provided.</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>PO84</p> <p>Development does not:</p> <ol style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO85</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>E85</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>PO86</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>E86</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>PO87</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E87.1</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"> a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. <p>E87.2</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>PO88</p>	<p>No example provided.</p>

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ul style="list-style-type: none"> a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. <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>	
Additional criteria for development for a Park⁽⁵⁷⁾	
<p>PO89</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ul style="list-style-type: none"> a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised. 	<p>E89</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>

7 Local plans

7.2.3.2 Town centre precinct

7.2.3.2.1 Purpose - Town centre precinct

1. The Town centre precinct is centrally located within the Caboolture West local plan area.
2. The purpose of this precinct is to concentrate the highest order and greatest mix of specialised retail, commercial, civic and cultural activities, education, health and other community uses⁽¹⁷⁾, and the highest residential densities in a compact, highly accessible location with a high quality pedestrian oriented public realm.
3. The precinct is located on a grid of main streets and major streets with the two highest order parallel main streets on ridgelines; being a western main street (which directly connects the retail core to a high density residential area through the civic centre) and an eastern main street (which provides a direct link between a bulky goods retail area, a mixed use area and a service industry⁽⁷³⁾ area) and two significant transit stops forming part of the public transport system. The highest order main streets, the two transit stops and the secondary major streets running perpendicular to the highest order main streets tie the precinct together and are key structural elements of the Town centre. The two transit stops, one central to the southern part of the precinct and one central to the northern part, provide two focal-points one business and one residential along a central public transport spine providing two-way public transport access into and out of the centre.
4. The precinct is bordered by multi functional green space, consisting of linear parks, open space and the Green network precinct. This green space forms an edge to the precinct that differentiates the town centre from adjoining precincts and acts as a buffer to different land uses.
5. Development within the Town centre precinct has multiple clusters of compatible land uses arranged to form sub-precincts which perform complementary roles within the centre. They are designed to work as an integrated whole offering in one place, a diverse range of facilities and services required by the residential and business communities of the local plan area.
6. The Town centre precinct comprises the following sub-precincts as identified on the Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.2.1 - Urban design framework. Each sub-precinct has a different primary function/desired place outcome and focus as described below:
 - a. Centre core sub-precinct - is the primary location of the highest order and broadest range of specialised retail and business activities in the local plan area and these are located centrally to the centre's main street boulevard (western main street), adjoining the Civic space sub-precinct and incorporating the southern transit stop. Retail activities are to be located on the ground floor and lower levels of multi storey buildings, mixed with office and residential uses above to promote activity, enable casual surveillance and economic exchange. The distribution of retail activities at different scales is vital, with key retail uses forming 'anchor stores', strategically located to facilitate pedestrian flow paths and movement economies to support smaller tenancies and speciality shops located in between 'anchor stores'.
 - b. Mixed business sub-precinct – is the primary location for mixed use buildings accommodating small scale specialised commercial and convenience retail services as ground level with residential uses above and a mix of uses arranged to form a continuous active street frontage along the main street. The sub-precinct runs generally in a north-south direction along main street boulevard (eastern main street), adjacent to the Light industry sub-precinct to the east forming a mixed business and light industry spine.
 - c. Teaching and learning sub-precinct – is the primary location of secondary and tertiary educational activities. This sub-precinct is located on the fringe of the Town centre core, with high levels of access to the major street network, the Centre core, the Civic space and through the Open space to surrounding residential areas. Educational activities may co-locate with other complementary, supporting uses and facilities to promote a compact, knowledge-based environment. The development within the sub-precinct is intended to provide active frontages to the major streets rather than a traditional campus style development and to maximise the use of surrounding open space to provide for any required sport and recreation functions.
 - d. Residential north sub-precinct – is the primary location of high density residential activities that will achieve a minimum site density of 60 dwellings per ha, supporting the retail and commercial activities within the town centre precinct. Central to this sub-precinct is a transit stop near the intersection of main street (west) and a major east-west street which provides a focal point for the movement system and non-residential

uses in the sub-precinct. Small scale convenience and speciality retail and commercial uses in mixed use developments may be located within this sub-precinct at street level with active frontages to the main street which connects this sub-precinct to the Civic sub-precinct and the Town centre core;

- e. Residential south sub-precinct - is the primary location of medium - high density residential activities that will achieve a site density between 30 to 60 dwellings per hectare, supporting the activities within the Town centre. The sub-precinct may be supported by a corner store that is centrally located within the sub-precinct to cater only for the convenience needs of the neighbourhood.
 - f. Open space sub-precinct – is the primary location for green space and outdoor recreational activities. This sub-precinct is a mix of individual green spaces including; signature tree lined streets and boulevards, landscaped areas with visual impact, recreation facilities, pathways and statement pieces; and ecologically significant areas remaining in their natural state.
 - g. Civic sub-precinct – is the primary location for civic, government, cultural and entertainment activities.
 - h. Light industry sub-precinct – is the primary location of low impact⁽⁴²⁾ and service industry⁽⁷³⁾ activities that are compatible with and complementary to adjacent uses in the town centre. The operation and viability of industrial activities in this area is to be protected from the intrusion of incompatible uses, with the exception of caretaker's accommodation⁽¹⁰⁾.
 - i. Specialised centre sub-precinct – This sub-precinct is situated next to the mixed business precinct to the north, the main street boulevard (eastern main street) to the west and Bellmere road to the south providing a high level of exposure and access to quality transport infrastructure. This is the primary location for large footprint bulky goods retail, hardware and trade supplies⁽³²⁾ activities in the Caboolture West growth area which due to their size, location or servicing requirements, are not located within the Centre core sub-precinct within the Town centre. This sub-precinct balances the need to diversify the retail offering available within the Town centre without compromising the planning intent of creating a compact highly accessible Town centre core with a high quality public realm
7. The form, pattern and structure of development within the Town centre delivers the following outcomes:
- a. development recognises and strengthens the role and function of the Caboolture Morayfield Principal Activity centre;
 - b. development contributes to increased levels of self-containment of business and industry employment opportunities in the Local plan area;
 - c. development delivers a Town centre urban structure consistent with Figure 7.2.3.2.1 - Town centre urban design framework;
 - d. development delivers a major street network consistent with Figure 7.2.3.2.2 - Town centre indicative street network and Figure 7.2.3.2.5 - Town centre driveway crossover restrictions;
 - e. development delivers a movement walking and cycling network consistent with Figure 7.2.3.2.3 - Town centre movement, key streets and connections;
 - f. development delivers an open space network consistent with Figure 7.2.3.2.1 - Town centre urban design framework;
 - g. development protects, frames and incorporates strong views from the hilltops identified in Figure 7.2.3.2.4 - Town centre retained views;
 - h. development responds to the site conditions as identified on Figure 7.2.3.2.6 - Synthesised conditions, important features (Town centre existing conditions).

7 Local plans

Editor's note - An urban design framework has been prepared for the Town centre to define the sub-precincts of the Town centre that are to be provided through development. These sub-precincts are shown conceptually on the Town centre figures contained in this Local Plan and are to be read collectively rather than in isolation as they describe an integrated set of considerations that are necessary to achieve the outcomes envisaged for the Town centre. These sub-precincts will be further refined through the development of a Neighbourhood development plan.

Caboolture West town centre will be:

- i. A place of mixed uses and mixed ownerships. A variety of sub-precincts will emerge within the town centre;
- ii. A place of good access from all directions, provided by an integrated public transport system;
- iii. A place with a focus on a civic heart (buildings and open space) and two high amenity main streets;
- iv. A place for local jobs and services, reducing travel requirements on the community;
- v. A walking place, with comfortable and safe streets and a fine grain gridded block structure;
- vi. A place with a green edge, and feature strong views to the Glasshouse Mountains and the D'Aguilar Range.

The Town centre Neighbourhood development plan, once developed, will provide the specific location for sub-precincts that are desired places within and forming part of the town centre. The Neighbourhood development plan will be in accordance with the Local Plan and developed in accordance with Planning scheme policy - Neighbourhood design.

8. The purpose of the precinct will be achieved through the following overall outcomes:
 - a. Development occurs in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.2.1 - Town centre urban design framework;
 - b. Development does not adversely affect the role, function or viability of other centres in the Moreton Bay network particularly the Caboolture and Morayfield higher order centres;
 - c. Development is consistent with the role and function of the Town centre, as identified on the Caboolture West centre network Table 7.2.3.1.
 - d. The town centre is configured into a block structure with a nominal 200m grid pattern of two main streets and intersecting major streets. Blocks are to be of a length and include breaks that respond to the intended use of the precinct. (e.g. the Centre core sub-precinct should consist of longer blocks to be more pedestrian friendly while blocks in the Residential north sub-precinct should be of a finer grain (e.g. shorter with more frequent breaks) to provide better accessibility and connectivity).
 - e. Development in the Town centre precinct is to be serviced by a public transport system, including two transit stops. The integrated public transport system is to provide high frequency public transport connections to the Town centre as well as the Caboolture city and the wider region.
 - f. The public transport right of way is to be designed and located to:
 - i. reduce conflicts with the street network and pedestrian environment (e.g by locating the corridor below ground level in a tunnel or channel);
 - ii. be separated from streets, boulevards and places of activity;
 - iii. not include active frontages.

Note - Refer to Figure 7.2.3.2.1 - Town centre urban design framework for indicative location for the public transport right of way, or for specific location, alignment and width refer to the Town centre Neighbourhood development plan for the location of the public transport right of way.

- g. The development of transit stops within the precinct must:

- i. be centrally located to the 2 catchment areas (north and south) they service. The northern transit stop is to primarily service residential activities and commuter travel to the rest of the region. The southern transit stop will primarily service the town centres working population and activities occurring within the Teaching and learning sub-precinct
- ii. consist of prominent, high quality buildings and structures that include a high level of visual amenity and provide convenient and safe access to the street network
- iii. provide an aesthetically pleasing, safe and comfortable environment for users
- iv. not include park and ride facilities.

Editors note - Refer to a Neighbourhood development plan for the location of transit stops (indicatively shown on Figure 7.2.3.2.1 – Town centre urban design framework).

Editor's note - Much of the town centre is elevated and north facing. The site features two broad ridges which descend gently towards Stern Road, South Wararba Creek and surrounding forest. In the centre of the town centre, long distance views north to the Glasshouse Mountains and west to the range are to be incorporated into the design of the town centre, its streets, buildings and landscape. Shorter, local views within and through the town centre - along streets and to local open spaces, for example – are designed to be a feature of this place.

Editor's note - Town Centre Neighbourhood development plan.

Development of the town centre will come at a later stage of development, and further detailed planning (e.g. building heights, active frontages, mixed uses, public realm) in the form of a neighbourhood development plan will be required at that time (the town centre is a Neighbourhood Development Area). An urban design framework has been prepared to inform and direct future planning. The urban design framework also forms part of the structure plan and statutory local plan.

The large mixed use town centre lies at the heart of Caboolture West local plan. It is intended to be a vibrant, prosperous, interesting and pleasant place, that supports the broader vision and sustainability objectives of Caboolture West.

Key design considerations built into the town centre concept are:

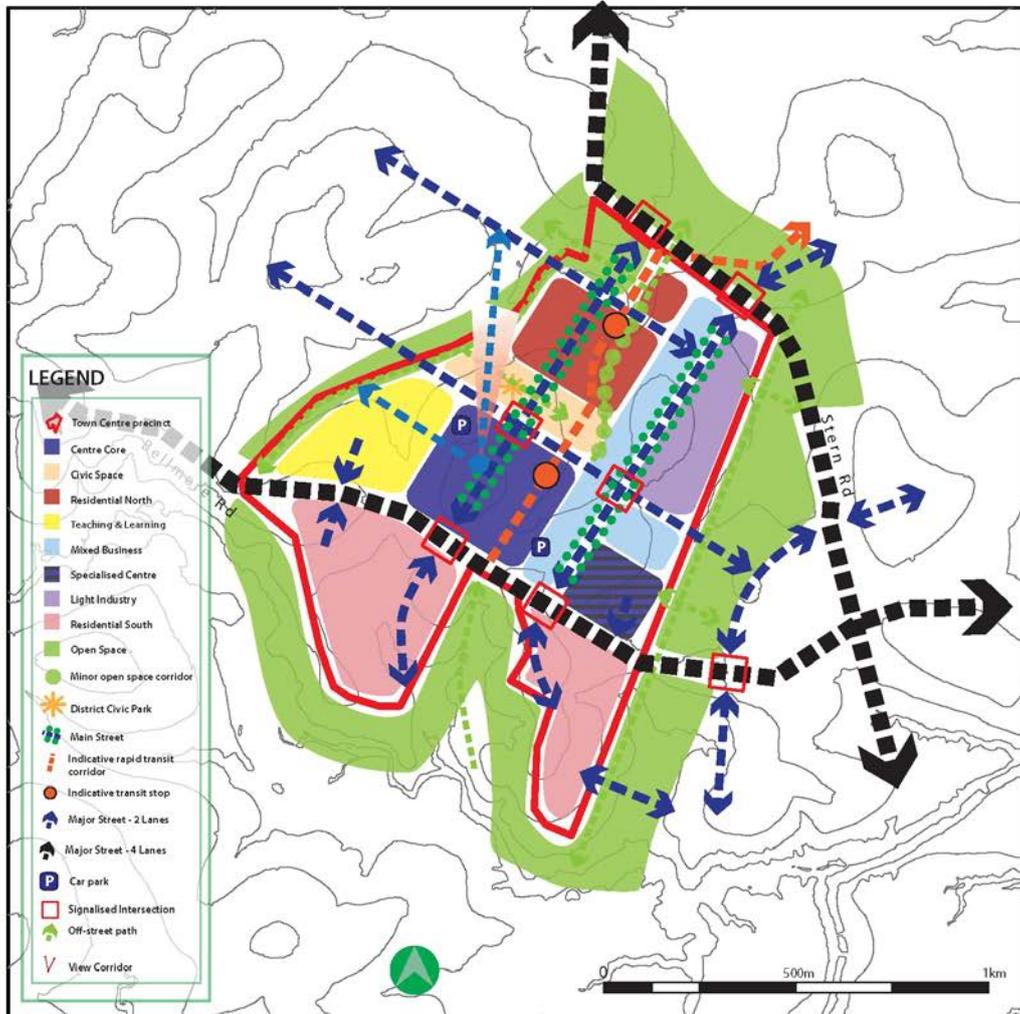
1. Creating:
 - a. a focus of community and business life;
 - b. a street-based centre;
 - c. a pleasant, regional, modern, outside, public ownership, leafy, arty, local, interesting. well designed place;
 - d. a mixed up place - shopping, community services, businesses, service trades, big boxes, TAFE, school(s);
 - e. diversity of development and business opportunities;
 - f. variety of urban precincts residential and business opportunities within town centre;
 - g. opportunities for mixed use ownership.
2. Incorporating:
 - a. town centre core of 4-6 blocks, scaled for supermarket or department (discount or otherwise) store and sleeved by mixed use. These blocks are to be scaled for walking (i.e. blocks 100-120m, 180-200m grid);
 - b. attractive leafy main streets boulevards with active frontages linking residential areas to the retail core and business and industry areas;
 - c. a civic space and main street;
 - d. quality buildings, streets, and spaces;
 - e. strong views to the Glasshouse Mountains and the D'Aguiar Range into the design of the centre;
 - f. local green space.

7 Local plans

3. Providing:
 - a. direct connections north/south/east/west;
 - b. 400m grid major streets;
 - c. main street(s) – parallel or perpendicular to major routes;
 - d. design for walking, cycling and public transport;
 - e. a rapid transit corridor as part of city-wide public transport network;
 - f. consolidated parking;
 - g. local jobs and services as an alternative to long trips to access more remote jobs and services

Refer to the illustrative masterplan of the proposed Caboolture West Town centre contained in Planning scheme policy - Neighbourhood design. The illustrative masterplan shows indicative building footprints as well as land uses, streets, space and prominent features. It was prepared to illustrate the intent of the Town centre design.

Figure 7.2.3.2.1 - Urban design framework

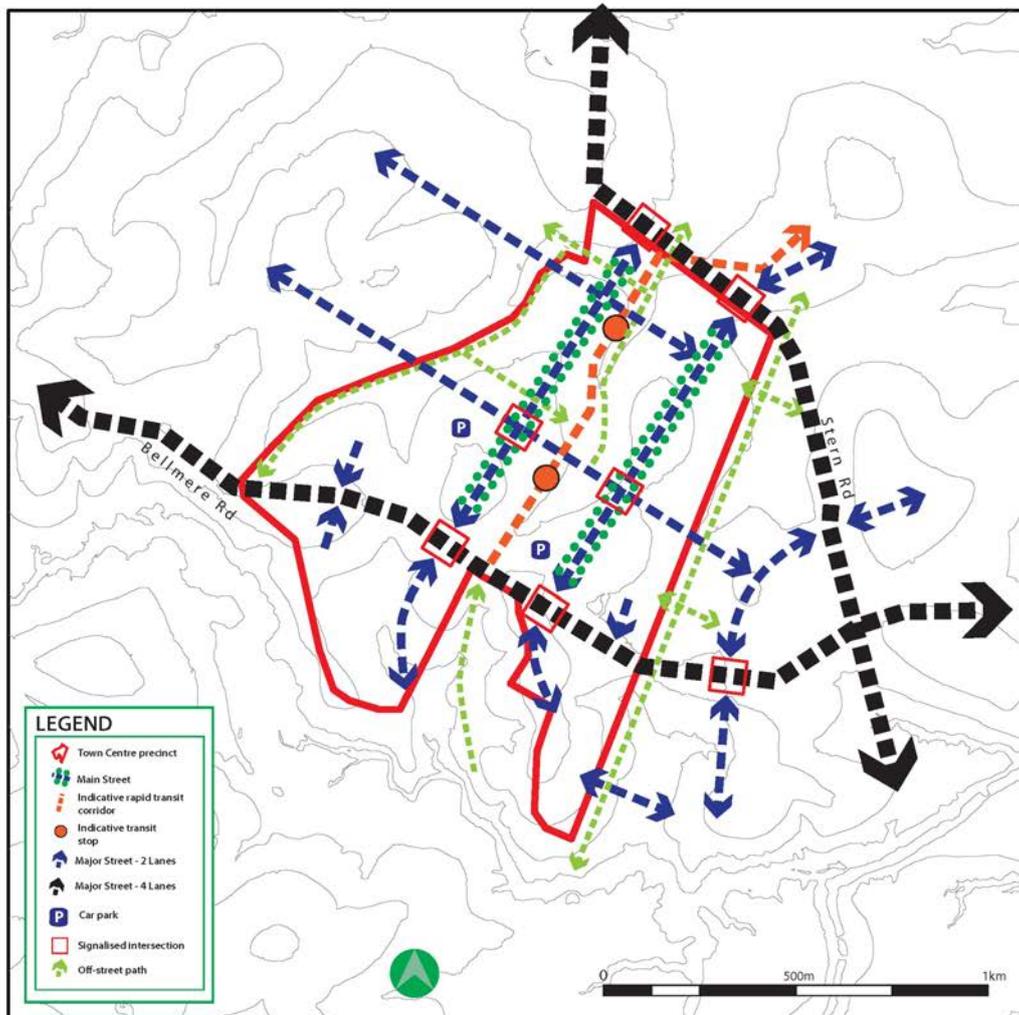


7 Local plans

Figure 7.2.3.2.2 - Indicative street network



Figure 7.2.3.2.3 - Movement, key streets and connections



7 Local plans

Figure 7.2.3.2.4 - Retained views

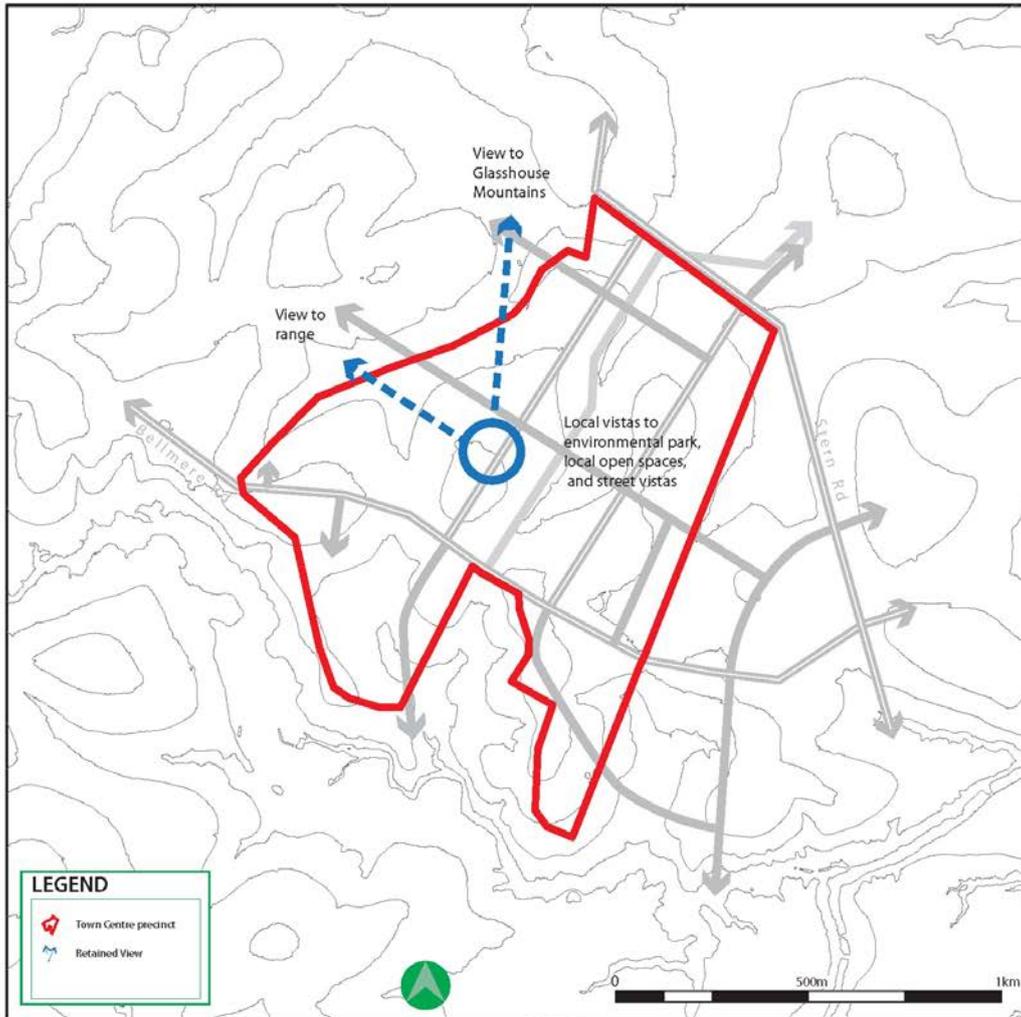
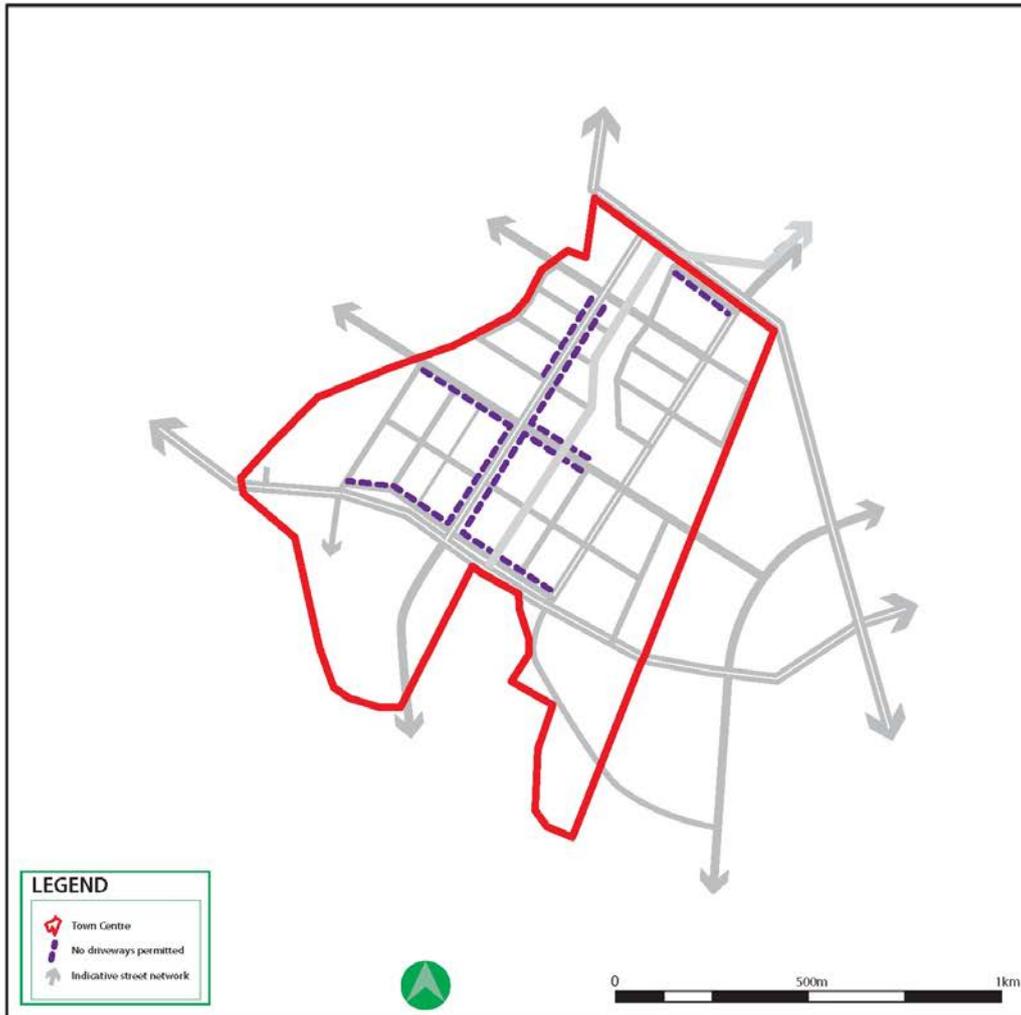
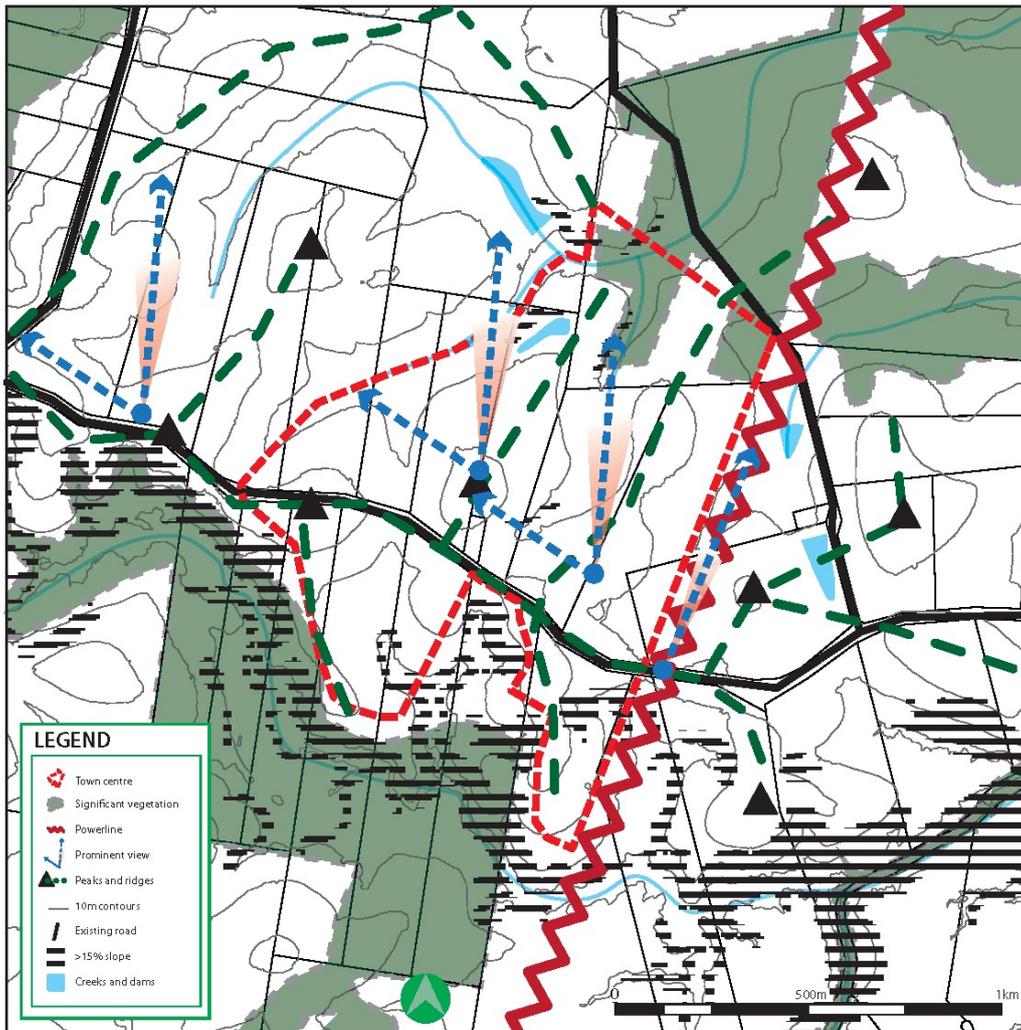


Figure 7.2.3.2.5 - Driveway crossover restrictions



7 Local plans

Figure 7.2.3.2.6 - Synthesised conditions, important features (Town centre existing conditions)



7.2.3.2.1 Centre core sub-precinct

7.2.3.2.1.1 Purpose - Centre core sub-precinct

1. The purpose of the Centre core sub-precinct will be achieved through the following overall outcomes:
 - a. Development reinforces the Centre core sub-precinct as the main location for higher order and the broadest range of speciality retail and commercial tenancies and functions within the town centre.
 - b. Development creates a main street based town centre with active frontages to the main street identified a neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.2.1 - Town centre urban design framework.
 - c. Development is of sufficient intensity and land use mix to support high frequency public transport, improve land efficiency and support centre facilities.
 - d. Retail and commercial activities must:
 - i. be centrally located within the precinct around the centre's main street boulevard adjacent to the civic space as shown on a neighbourhood development plan (conceptually shown on Figure 7.2.3.2.1 - Town centre urban design framework);
 - ii. co-locate to create a centre, not just a shopping centre⁽⁷⁶⁾ through horizontal and vertical mixing of uses, concentrated in a compact urban form;
 - iii. be located on the ground floor and lower levels of multi storey buildings, whether or not mixed with residential uses above to promote activity, enable casual surveillance and economic exchange;
 - iv. be integrated with the transit stop;
 - v. where for a key retail use (e.g. major grocery shopping, discount department stores etc), they act as 'anchor stores' within the town centre core and are strategically located to support pedestrian flow paths and smaller speciality shops and are designed and oriented to have a clear opening onto the main street boulevard between 'anchor stores'.
 - vi. be designed, sited and constructed to:
 - A. contribute to a high quality centre consistent with the desired character of the centre and surrounding area;
 - B. maintain a human scale, through appropriate building heights and form;
 - C. be centred around a main street;
 - D. provide attractive, active frontages that maximise pedestrian activity along road frontages and public spaces;
 - E. provide for active and passive surveillance of the public spaces, road frontages and movement corridors;
 - F. locate tenancies at the street frontage with car parking located at the rear, behind active uses or below ground level;
 - G. not result in internalised shopping centres⁽⁷⁶⁾ with large external blank walls and tenancies only accessible from within the building;
 - H. ensure expansive areas of surface car parking do not dominate road frontages or public spaces;
 - I. ensure parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from the streetscape and public spaces;

7 Local plans

- J. include buffers or other treatments or measures to respond to the interface with residential zoned land;
 - K. incorporate CPTED principles to ensure the safety and security of people and property;
 - L. place an emphasis on ground floor activation to support adaptability, economic change and amenity over time.
 - M. frame and makes a positive contribution to the strong views to the Glass House Mountains and the D'Aguilar Range identified in the local plan in Figure Town centre - retained views.
- e. Residential activities must:
- i. achieve a minimum site density of 60 dwellings/ha;
 - ii. form part of a mixed use multi-storey building, with active retail or commercial uses at the ground level;
 - iii. be designed, sited and constructed to:
 - A. contribute to an attractive streetscape with priority given to pedestrians;
 - B. encourage passive surveillance of public spaces;
 - C. provide a diverse and attractive built form where buildings are located closer to the street and encourage active frontages;
 - D. incorporate sub-tropical urban design principles that respond to local climatic conditions;
 - E. incorporate sustainable practices including maximising energy efficiency and water conservation.
- f. The centre is developed predominantly as a pedestrian environment.
- g. The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas and the size, frequency and location of vehicle crossovers.
- h. Vehicle crossovers are limited as shown a neighbourhood development plan (shown conceptually on Figure 7.2.3.2.5 - Driveway crossover restrictions).
- i. The amount of on-site car parking:
- i. encourages the use of public and active transport and on-street parking;
 - ii. increases land use efficiency through the use of shared parking arrangements and parking stations⁽⁵⁸⁾ that are centrally located either side of the Centre core to support the adjoining teaching and learning and mixed business sub-precincts as shown on a neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.2.1 - Town centre urban design framework;
 - iii. does not negatively impact the streetscape.
- Note - Refer to Figure 7.2.3.2.1 – Town centre urban design framework for indicative parking station⁽⁵⁸⁾ locations.
- j. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
- k. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area.

- l. Development protects, frames and makes a positive contribution to view corridors to strong scenic views of the Glasshouse Mountains and the D'Aguiar Range, as indicated on a neighbourhood development plan (shown indicatively on Figure 7.2.3.2.4 - Retained views).
- m. General works associated with the development achieves the following:
 - i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity, water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- 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 has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.
- q. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
- r. Development does not result in unacceptable impacts on the capacity and safety of the external road network.
- s. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
- t. Pedestrian connections are provided to integrate the development with the surrounding area as well as the street and public spaces.
- u. Development constraints:
 - i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
 - A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path;
 - l. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;

7 Local plans

- II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
- III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
- IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

v. Development in the Centre core sub-precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> • Bar⁽⁷⁾ • Caretaker's accommodation⁽¹⁰⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community use⁽¹⁷⁾ • Dwelling unit⁽²³⁾ • Emergency services⁽²⁵⁾ • Food and drink outlet⁽²⁸⁾ • Hardware and trade supplies⁽³²⁾ - if 250m² GFA or less 	<ul style="list-style-type: none"> • Health care services⁽³³⁾ • Home based business⁽³⁵⁾ • Hotel⁽³⁷⁾ • Market⁽⁴⁶⁾ • Multiple dwelling⁽⁴⁹⁾ - if in a mixed use building • Office⁽⁵³⁾ - if above ground level • Place of worship⁽⁶⁰⁾ 	<ul style="list-style-type: none"> • Rooming accommodation⁽⁶⁹⁾ - where in a mixed use building • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Shop⁽⁷⁵⁾ • Short term accommodation⁽⁷⁷⁾ - if in a mixed use building • Showroom⁽⁷⁸⁾ - if 250m² GFA or less
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w. Development in the Centre core sub-precinct does not include one or more of the following uses:

<ul style="list-style-type: none"> • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Cemetery⁽¹²⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ 	<ul style="list-style-type: none"> • High impact industry⁽³⁴⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Outdoor sport and recreation⁽⁵⁵⁾ 	<ul style="list-style-type: none"> • Relocatable home park⁽⁶²⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Showroom⁽⁷⁸⁾ - if greater than 250m² GFA • Special industry⁽⁷⁹⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾
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<ul style="list-style-type: none"> • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ - if including a drive through • Hardware and trade supplies⁽³²⁾ - if greater than 250m² GFA 	<ul style="list-style-type: none"> • Permanent plantation⁽⁵⁹⁾ • Port services⁽⁶¹⁾ 	<ul style="list-style-type: none"> • Winery⁽⁹⁰⁾
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- x. Development not listed in the tables above may be considered on its merits where it reflects and supports the outcomes of the zone.

7.2.3.2.1.2 Requirements for assessment

Part D — Criteria for assessable development - Centre core sub-precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part D, Table 7.2.3.2.1.1, as well as the purpose statement and overall outcomes.

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

Table 7.2.3.2.1.1 Assessable development - Centre core sub-precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcome
General criteria	
Centre network and function	
<p>PO1</p> <p>Development in the Centre core sub-precinct is of a size, scale, range of services and location commensurate with the role and function of this sub-precinct in the centres network.</p> <p>Note - Refer to Table 7.2.3.3 Caboolture West - centres network.</p>	No example provided.
Active frontage	
<p>PO2</p> <p>Development addresses and activates streets and public spaces by:</p> <p>a. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. the use of windows or glazing and avoiding blank walls with the use of sleeving);</p> <p>b. ensuring buildings and individual tenancies address street frontages and other areas of pedestrian movement;</p>	<p>E2.1</p> <p>Development address the street frontage.</p>
	<p>E2.2</p> <p>New buildings and extensions are built to the street alignment.</p>
	<p>E2.3</p> <p>At-grade car parking:</p>

7 Local plans

<ul style="list-style-type: none"> c. new buildings adjoin or are within 3m of a primary street frontage, civic space or public open space; d. locating car parking areas behind or under buildings to not dominate the street environment; e. providing visual interest to the façade (e.g. windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections); f. establishing or maintaining human scale. 	<ul style="list-style-type: none"> a. does not adjoin a main street or a corner; b. where at-grade car parking adjoins a street (other than a main street) or civic space it does not take up more than 40% of the length of the street frontage. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>
	<p>E2.4</p> <p>Development on corner lots:</p> <ul style="list-style-type: none"> a. addresses both street frontages; b. expresses strong visual elements, including feature building entries.
	<p>E2.5</p> <p>Development incorporates active uses adjacent to a street frontage, civic spaces, public open space or pedestrian thoroughfare.</p>
	<p>E2.6</p> <p>The front facade of the building:</p> <ul style="list-style-type: none"> a. is made up of a minimum of 50% windows or glazing between a height of 1m and 2m; b. the minimum area of window or glazing is to remain uncovered and free of signage. <p>Note - This does not apply to Adult stores⁽¹⁾.</p>
	<p>E2.7</p> <p>Individual tenancies do not exceed a frontage length of 20m.</p>
	<p>E2.8</p> <p>Large format retail uses (e.g. Showroom⁽⁷⁸⁾, supermarket or discount department store) are sleeved by smaller tenancies (e.g. retail and similar uses).</p> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>
<p>Setbacks</p>	
<p>PO3</p>	<p>No example provided.</p>

Side and rear setbacks are of a dimension to:	
<ul style="list-style-type: none"> a. cater for required openings, the location of loading docks and landscaped buffers etc; b. protect the amenity of adjoining sensitive land uses. 	
Site area	
PO4 The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.	No example provided.
Building height	
PO5 The height of buildings reflect the individual character of the centre.	E5 Building heights are in accordance with the minimums and maximums mapped on Neighbourhood development plan map - Building heights.
Streetscape	
PO6 Development contributes to an attractive and walkable street environment in the centre through the provision of streetscape features (e.g. footpaths, lighting, bins, furniture, landscaping, pedestrian crossings etc), as outlined in Planning scheme policy - Integrated design. Editor's note - Additional approvals may be required where works are required within road reserves.	No example provided.
Built form	
PO7 Ground floor spaces are designed to enable the flexible re-use of floor area for commercial and retail activities.	E7 The ground floor has a minimum ceiling height of 4.2m.
PO8 Awnings are provided at the ground level fronting pedestrian footpaths and public spaces. Awnings: <ul style="list-style-type: none"> a. provide adequate protection for pedestrians from solar exposure and inclement weather; b. are integrated with the design of the building and the form and function of the street; 	E8 Buildings incorporate an that: <ul style="list-style-type: none"> a. is cantilevered b. extends from the face of the building; c. has a minimum height of 3.2m and a maximum height of 4.2m above pavement level;

7 Local plans

<ul style="list-style-type: none"> c. do not compromise the provision of street trees and signage; d. ensure the safety of pedestrians and vehicles (e.g. No support poles). 	<ul style="list-style-type: none"> d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage; e. aligns with adjoining buildings to provide continuous shelter where possible. <p style="text-align: center;">Figure - Awning requirements</p>
<p>PO9</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enables differentiation between buildings; c. contributes to a safe environment; d. incorporates architectural features within the building facade at the street level to create human scale; e. treat or break up blank walls that are visible from public areas; f. includes building entrances that are readily identifiable from the road frontage, located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. facilitate casual surveillance of all public spaces. 	<p>No example provided.</p>
<p>PO10</p> <p>Building entrances:</p> <ul style="list-style-type: none"> a. are readily identifiable from the road frontage; b. add visual interest to the streetscape; c. are designed to limit opportunities for concealment; 	<p>No example provided.</p>

<p>d. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage;</p> <p>e. include footpaths that connect with adjoining sites;</p> <p>f. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance.</p> <p>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.</p>													
Car parking													
<p>PO11</p> <p>The number of car parking spaces is managed to:</p> <p>a. provide for the parking of visitors and employees that is appropriate to the use and the site's proximity to public and active transport options;</p> <p>b. not include an oversupply of car parking spaces.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>E11</p> <p>Car parking is provided in accordance with the table below.</p> <table border="1" data-bbox="831 869 1449 1238"> <thead> <tr> <th>Land use</th> <th>Maximum number of Car Spaces to be Provided</th> <th>Minimum Number of Car Spaces to be Provided</th> </tr> </thead> <tbody> <tr> <td>Non-residential</td> <td>1 per 30m² of GFA</td> <td>1 per 50m² of GFA</td> </tr> <tr> <td>Residential - Permanent/Long term</td> <td>N/A</td> <td>1 per dwelling</td> </tr> <tr> <td>Residential - Services/short term</td> <td>3 per 4 dwellings + staff spaces</td> <td>1 per 5 dwellings + staff spaces</td> </tr> </tbody> </table> <p>Note - Car parking rates are to be rounded up to the nearest whole number.</p> <p>Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.</p> <p>Note - Residential - Permanent/long term includes: Multiple dwelling⁽⁴⁹⁾, Relocatable home park⁽⁶²⁾, Residential care facility⁽⁶⁵⁾, Retirement facility⁽⁶⁷⁾.</p> <p>Note - Residential - Services/short term includes: Rooming accommodation⁽⁶⁹⁾ or Short-term accommodation⁽⁷⁷⁾.</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>	Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided	Non-residential	1 per 30m ² of GFA	1 per 50m ² of GFA	Residential - Permanent/Long term	N/A	1 per dwelling	Residential - Services/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces
Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided											
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Residential - Permanent/Long term	N/A	1 per dwelling											
Residential - Services/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces											
<p>PO12</p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</p>	<p>No example provided.</p>												
<p>PO13</p> <p>Car parking design includes innovative solutions, including on-street parking and shared parking.</p>	<p>No example provided.</p>												

7 Local plans

<p>Note - Refer to Planning scheme policy - Integrated design for details and examples of on-street parking.</p>									
<p>PO14</p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> does not impact on the safety of the external road network; ensures the safe movement of vehicles within the site. 	<p>E14</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>								
<p>PO15</p> <p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:</p> <ol style="list-style-type: none"> located along the most direct pedestrian routes between building entrances, car parks and adjoining uses; protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); of a width to allow safe and efficient access for prams and wheelchairs. 	<p>No example provided.</p>								
<p>Bicycle parking and end of trip facilities</p> <p>Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.</p>									
<p>PO16</p> <ol style="list-style-type: none"> End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: <ol style="list-style-type: none"> adequate bicycle parking and storage facilities; and adequate provision for securing belongings; and change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: 	<p>E16.1</p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table border="1" data-bbox="831 1588 1466 1906"> <thead> <tr> <th>Use</th> <th>Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td>Residential uses comprised of dwellings</td> <td>Minimum 1 space per dwelling</td> </tr> <tr> <td>All other residential uses</td> <td>Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td>Non-residential uses</td> <td>Minimum 1 space per 200m² of GFA</td> </tr> </tbody> </table> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a</p>	Use	Minimum Bicycle Parking	Residential uses comprised of dwellings	Minimum 1 space per dwelling	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking	Non-residential uses	Minimum 1 space per 200m ² of GFA
Use	Minimum Bicycle Parking								
Residential uses comprised of dwellings	Minimum 1 space per dwelling								
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking								
Non-residential uses	Minimum 1 space per 200m ² of GFA								

<p>i. the projected population growth and forward planning for road upgrading and development of cycle paths; or</p> <p>ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or</p> <p>iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.</p> <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p> <p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<p>combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>E16.2</p> <p>Bicycle parking is:</p> <p>a. provided in accordance with <i>Austroads (2008), Guide to Traffic Management - Part 11: Parking</i>;</p> <p>b. protected from the weather by its location or a dedicated roof structure;</p> <p>c. located within the building or in a dedicated, secure structure for residents and staff;</p> <p>d. adjacent to building entrances or in public areas for customers and visitors.</p> <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>E16.3</p> <p>For non-residential uses, storage lockers:</p> <p>a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number);</p> <p>b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).</p> <p>Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>
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E16.4

For non-residential uses, changing rooms:

- a. are provided at a rate of 1 per 10 bicycle parking spaces;
- b. are fitted with a lockable door or otherwise screened from public view;
- c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:

Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required
1-5	Male and female	1 unisex change room	1	1 closet pan	1
6-19	Female	1	1	1 closet pan	1
20 or more	Male	1	1	1 closet pan	1
	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter

Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.

Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).

- d. are provided with:
 - i. a mirror located above each wash basin;
 - ii. a hook and bench seating within each shower compartment;
 - iii. a socket-outlet located adjacent to each wash basin.

Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities

Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This examples is an amalgamation of the default levels set for end of trip facilities in

	the Queensland Development Code and the additional facilities required by Council.
Loading and servicing	
<p>PO17</p> <p>Loading and servicing areas:</p> <ol style="list-style-type: none"> are not visible from any street frontage; are integrated into the design of the building; include screening and buffers to reduce negative impacts on adjoining sensitive land uses; are consolidated and shared with adjoining sites where possible. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	No example provided.
Waste	
<p>PO18</p> <p>Bins and bin storage areas are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>E18</p> <p>Bins and bin storage areas are designed, located and managed in accordance with Planning scheme policy - Waste.</p>
Landscaping and fencing	
<p>PO19</p> <p>On-site landscaping:</p> <ol style="list-style-type: none"> is incorporated into the design of the development; reduces the dominance of car parking and servicing areas from the street frontage; incorporates shade trees in car parking areas; retains mature trees wherever possible; contributes to quality public spaces and the micorclimate by providing shelter and shade; maintains the achievement of active frontages and sightlines for casual surveillance. <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	No example provided.
<p>PO20</p>	No example provided.

7 Local plans

<p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	
<p>Lighting</p>	
<p>PO21</p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on residential and other sensitive land uses.</p>	<p>No example provided.</p>
<p>Amenity</p>	
<p>PO22</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other nuisance.</p>	<p>No example provided.</p>
<p>Noise</p>	
<p>PO23</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO24</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"> a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. <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>E24.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E24.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible.

	<p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <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>
Works criteria	
Utilities	
<p>PO25</p> <p>The development is connected to an existing reticulated electricity supply system (approved by the relevant energy regulating authority) and the infrastructure does not negatively impact the streetscape.</p>	<p>E25</p> <p>The development is connected to underground electricity.</p>
<p>PO26</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO27</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO28</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>E28.1</p> <p>Where in a sewerred area, the development is connected to a reticulated sewerage system.</p>
	<p>E28.2</p> <p>Where not in a sewerred 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 The Plumbing and Drainage Act 2002.</p>
<p>PO29</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>E29.1</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Water Connections Policy, the development is connected to the reticulated water supply system in accordance with the South East Queensland Water Supply and</p>

7 Local plans

	Sewerage Design and Construction Code and the relevant Water Service Association of Australia (WSAA) codes and standards.
	<p>E29.2</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 supply of at least 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>
<p>PO30</p> <p>The development is provided with dedicated and constructed road access.</p>	No example provided.
Access	
<p>PO31</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. Rear entry, arcade etc.); b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	No example provided.
<p>PO32</p> <p>Where required access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	No example provided.
<p>PO33</p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> a. the development of the road network in the area; 	<p>E33.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p>

<p>b. the function or safety of the road network; c. the capacity of the road network.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>	<p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>
<p>PO34</p> <p>Safe access facilities are provided for all vehicles required to access the site.</p>	<p>E33.2</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>E33.3</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>E33.4</p> <p>The lot layout allows forward access to and from the site.</p> <p>E34.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ul style="list-style-type: none"> a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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. <p>E34.2</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> <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p>E34.3</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>

7 Local plans

	<p>E34.4</p> <p>The driveway construction across the verge conforms to the relevant standard drawing for the classification of the road in accordance with Planning scheme policy - Integrated design.</p>
<p>PO35</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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"> 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 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	<p>E35</p> <p>No example provided.</p>
<p>Stormwater</p>	
<p>PO36</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 and examples.</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 example provided.</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>PO37</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>	<p>No example provided.</p>
<p>PO38</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 2 of the SPP.</p> <p>Note - A site-based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	<p>No example provided.</p>
<p>PO39</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> a. stormwater pipes located within freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
Site works and construction management	
<p>PO40</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO41</p> <p>All works on-site are managed to:</p>	<p>E41.1</p> <p>Works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality</p>

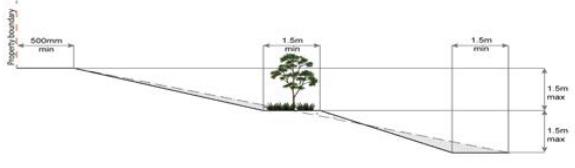
7 Local plans

<ul style="list-style-type: none"> a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street streets and their critical root zone. 	<p>Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ul style="list-style-type: none"> a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.
	<p>E41.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
<p>PO42</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E41.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
<p>PO43</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>Note - Where the amount of imported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>E43.1</p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p> <p>E43.2</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>PO44</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E43.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p> <p>E44</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO45</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> a. is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E45.1</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>E45.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.
<p>PO46</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 example provided.</p>
<p>Earthworks</p>	

7 Local plans

<p>PO47</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ol style="list-style-type: none"> a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fills and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential) <p>Note - Filling or excavation works are to be completed within six (6) months of the commencement date.</p>	<p>E47.1</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>E47.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E47.3</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>E47.4</p> <p>All filling or excavation is contained within the site.</p> <p>E47.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <p>E47.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E47.7</p> <p>Materials used for structural fill are in accordance with AS3798.</p> <p>E47.8</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO48</p>	<p>E48</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p>

<p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p style="text-align: center;">Figure - Embankment</p> 
<p>PO49</p> <p>On-site earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>E49.1</p> <p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <hr/> <p>E49.2</p> <p>Earthworks that would result in any of the following are not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over the Council or public sector entity maintained service to less than 600mm; an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO50</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - A slope stability report prepared by an RPEQ may be required.</p>	<p>No example provided.</p>
<p>PO51</p> <p>Filling or excavation does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; any clearing of native vegetation. <p>Note - To demonstrate compliance with this outcome, Planning scheme policy - Stormwater management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements..</p>	<p>No example provided.</p>

7 Local plans

Retaining walls and structures

PO52

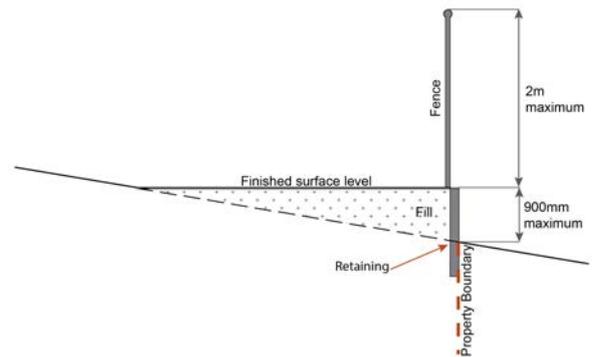
All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.

E52

Earth retaining structures:

- a. are not constructed of boulder rocks or timber;
- b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

Figure - Retaining on a boundary



- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut

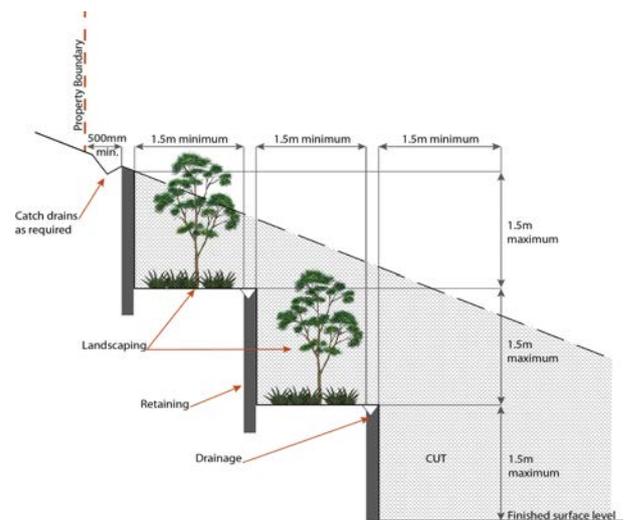
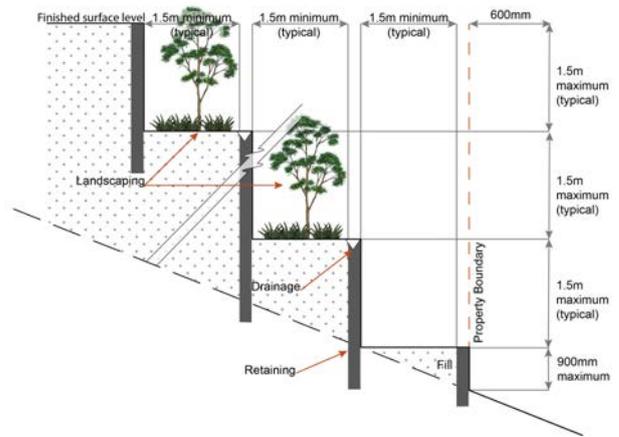


Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

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

AND

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

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

PO53

Development incorporates a fire fighting system that:

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

E53.1

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

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

- a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground

7 Local plans

<p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <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>hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;</p> <p>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);</p> <p>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:</p> <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p>
<p>PO54</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>E53.2</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> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. <p>E53.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p> <p>E54</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided);

	<ul style="list-style-type: none"> iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>PO55</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>E55</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>
Use specific criteria	
Home based business ⁽³⁵⁾	
<p>PO56</p> <p>The scale and intensity of the Home based business⁽³⁵⁾:</p> <ul style="list-style-type: none"> a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety; c. does not adversely impact on the amenity of the adjoining and nearby premises; d. remains ancillary to the residential use of the dwelling house⁽²²⁾; 	<p>E56.1</p> <p>A maximum of 1 employee (not a resident) OR 2 customers OR customers from within 1 Small rigid vehicle (SRV) or smaller are permitted on the site at any one time.</p> <hr/> <p>E56.2</p> <p>The Home based business⁽³⁵⁾ occupies an area of the existing dwelling or on-site structure not greater than 40m² gross floor area.</p>

7 Local plans

<p>e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity;</p> <p>f. ensures employees and visitors to the site do not negatively impact the expected amenity of adjoining properties.</p>	
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO57</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <p>a. high quality design and construction;</p> <p>b. visually integrated with the surrounding area;</p> <p>c. not visually dominant or intrusive;</p> <p>d. located behind the main building line;</p> <p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>E57.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <p>a. are enclosed within buildings or structures;</p> <p>b. are located behind the main building line;</p> <p>c. have a similar height, bulk and scale to the surrounding fabric;</p> <p>d. have horizontal and vertical articulation applied to all exterior walls.</p> <p>E57.2</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>PO58</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E58</p> <p>Access control arrangements:</p> <p>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</p> <p>b. minimise the number and width of crossovers and entry points;</p> <p>c. provide safe vehicular access to the site;</p> <p>d. do not utilise barbed wire or razor wire.</p>
<p>PO59</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <p>a. generates no audible sound at the site boundaries where in a residential setting; or</p> <p>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>	<p>E59</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>
Residential uses	
<p>PO60</p> <p>Development contributes to greater housing choice and affordability by:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> a. contributing to the range of dwelling types and sizes in the area; b. providing greater housing density within the Town centre precinct; c. forming part of mixed-use buildings with residential uses above ground floors and podiums. 																			
<p>PO61</p> <p>Dwellings are provided with adequate functional and attractive private open space that is:</p> <ul style="list-style-type: none"> a. directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity; b. designed and constructed to achieve adequate privacy for occupants from other dwelling units⁽²³⁾ and centre uses; c. accessible and readily identifiable for residents, visitors and emergency services; d. located to not compromise active frontages. 	<p>E61</p> <p>A dwelling has a clearly defined, private outdoor living space that is:</p> <ul style="list-style-type: none"> a. as per the table below; <table border="1" data-bbox="831 741 1465 1061"> <thead> <tr> <th>Use</th> <th>Minimum Area</th> <th>Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ground level dwellings</td> </tr> <tr> <td>All dwelling types</td> <td>16m²</td> <td>4m</td> </tr> <tr> <td colspan="3">Above ground level dwellings</td> </tr> <tr> <td>1 bedroom or studio,</td> <td>8m²</td> <td>2.5m</td> </tr> <tr> <td>2 or more bedrooms</td> <td>12m²</td> <td>3.0m</td> </tr> </tbody> </table> <ul style="list-style-type: none"> b. accessed from a living area; c. sufficiently screened or elevated for privacy; d. ground level open space is located behind the main building line and not within the primary or secondary frontage setbacks; e. balconies orientate to the street; f. clear of any non-recreational structure (including but not limited to air-conditioning units, water tanks, clothes drying facilities, storage structures, retaining structures and refuse storage areas). <p>Note - Areas for clothes drying are not visible from street frontages or public areas (e.g. Separate clothes drying areas are provided that are oriented to the side or rear of the site or screening is provided).</p>	Use	Minimum Area	Minimum Dimension	Ground level dwellings			All dwelling types	16m ²	4m	Above ground level dwellings			1 bedroom or studio,	8m ²	2.5m	2 or more bedrooms	12m ²	3.0m
Use	Minimum Area	Minimum Dimension																	
Ground level dwellings																			
All dwelling types	16m ²	4m																	
Above ground level dwellings																			
1 bedroom or studio,	8m ²	2.5m																	
2 or more bedrooms	12m ²	3.0m																	
<p>PO62</p> <p>Dwellings are provided with a reasonable level of access, identification and privacy from adjoining residential and non-residential uses.</p> <p>Note - Refer to State Government standards for CPTED.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E62</p> <p>The dwelling:</p> <ul style="list-style-type: none"> a. includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses; 																		

7 Local plans

	<p>b. clearly displays the street number at the entrance to the dwelling and at the front of the site to enable identification by emergency services;</p> <p>c. is provided with a separate entrance to that of any non-residential use on the site;</p> <p>d. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use.</p> <p>Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.</p>
Retail and commercial uses	
<p>PO63</p> <p>The Centre core sub-precinct remains the primary location for significant retail activity in the Town centre precinct and the Caboolture west local plan area.</p>	<p>E63</p> <p>Development on-sites with a frontage to a main street boulevard, incorporates retail uses on the ground floor directly accessible from the boulevard.</p>
<p>PO64</p> <p>The Caboolture centre precinct retains a strong retail and commercial focus, with residential activities provided only where part of a mixed use building and not located at the ground level or within a podium.</p>	<p>No example provided.</p>
<p>Telecommunications facility ⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities ⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO65</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E65.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p>
	<p>E65.2</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>PO66</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E66</p> <p>A minimum of 45m² 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>PO67</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E67</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>PO68</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ol style="list-style-type: none"> high quality design and construction; visually integrated with the surrounding area; not visually dominant or intrusive; located behind the main building line; below the level of the predominant tree canopy or the level of the surrounding buildings and structures; camouflaged through the use of colours and materials which blend into the landscape; treated to eliminate glare and reflectivity; landscaped; otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E68.1</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>E68.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>E68.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ol style="list-style-type: none"> reduce recognition in the landscape; reduce glare and reflectivity.
	<p>E68.4</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>E68.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>E68.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>

7 Local plans

<p>PO69</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>E69</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>PO70</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>E70</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p>Values and constraints criteria</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>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</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>PO71</p> <p>Development will:</p> <ol style="list-style-type: none"> a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided. 	<p>E71</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p>PO72</p>	<p>No example provided.</p>

<p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> 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 demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or limited demolition is performed in the course of repairs, maintenance or restoration; or demolition is performed following a catastrophic event which substantially destroys the building or object. 	
<p>PO73</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 example provided.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO74</p> <p>Development:</p> <ol style="list-style-type: none"> minimises the risk to persons from overland flow; does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>No example provided.</p>
<p>PO75</p> <p>Development:</p> <ol style="list-style-type: none"> 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; does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <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>E75</p> <p>No example provided.</p>

7 Local plans

<p>PO76</p> <p>Development does not:</p> <ol style="list-style-type: none"> directly, indirectly or cumulatively cause any increase in overland flow velocity or level; increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO77</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>E77</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>PO78</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>E78</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>PO79</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E79.1</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"> Urban area – Level III; Rural area – N/A; Industrial area – Level V; Commercial area – Level V. <p>E79.2</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>PO80</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"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; 	<p>No example provided.</p>

<p>b. an overland flow path where it crosses more than one premises;</p> <p>c. inter-allotment drainage infrastructure.</p> <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>	
Additional criteria for development for a Park⁽⁵⁷⁾	
<p>PO81</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <p>a. public benefit and enjoyment is maximised;</p> <p>b. impacts on the asset life and integrity of park structures is minimised;</p> <p>c. maintenance and replacement costs are minimised.</p>	<p>E81</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)	
<p>PO82</p> <p>Development within a High voltage electricity line buffer:</p> <p>a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields;</p> <p>b. is located and designed in a manner that maintains a high level of security of supply;</p> <p>c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.</p>	<p>E82</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>

7 Local plans

7.2.3.2.2 Mixed business sub-precinct

7.2.3.2.2.1 Purpose - Mixed business sub-precinct

1. The purpose of the Mixed business sub-precinct will be achieved through the following overall outcomes:
 - a. Development reinforces the Mixed business sub-precinct as the main sub-precinct for specialised commercial and convenience retail services at ground and lower levels with office⁽⁵³⁾ and residential uses above.
 - b. Development forms an active street frontage along the main street as shown on a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.2.1 - Urban design framework, Figure 7.2.3.2.2 - Indicative street network, and Figure 7.2.3.2.3 - Movement, key street and connections.
 - c. Commercial activities must:
 - i. be centrally located along the Town centre's eastern main street boulevard and provide active frontages;
 - ii. cluster with other business and administrative activities;
 - iii. be designed, sited and constructed to:
 - A. maintain a human scale, through appropriate building heights and form;
 - B. provide attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces;
 - C. are centred around a main street;
 - D. provide for active and passive surveillance of road frontages, movement corridors and public spaces;
 - E. promote active transport options and ensures an oversupply of car parking is not provided;
 - F. not result in large internalised shopping centres⁽⁷⁶⁾ (e.g. large blank external walls with tenancies only accessible from within the building) surrounded by expansive areas of surface car parking.
 - d. Residential activities must:
 - i. achieve a minimum net density of 60 dwellings/ha;
 - ii. form part of a mixed use multi-storey building, with active retail or commercial uses at the ground and lower level;
 - iii. be designed, sited and constructed to:
 - A. contribute to an attractive streetscape with priority given to pedestrians;
 - B. encourage passive surveillance of public spaces;
 - C. provide a diverse and attractive built form where buildings are located closer to the street and encourage active frontages;
 - D. incorporate sub-tropical urban design principles that respond to local climatic conditions;
 - E. incorporate sustainable practices including maximising energy efficiency and water conservation.
 - e. Retail activities must:

- i. be located at the ground floor adjoining the main street boulevard, fostering opportunities for social and economic exchange;
- ii. be of a small scale, ancillary to the business function of the sub-precinct;
- iii. not negatively impact the streetscape;
- iv. not undermine the role or viability of Centre core sub-precinct as the main retail sub-precinct in the Town centre precinct; or existing or future centres or neighbourhood hubs;
- v. be designed, sited and constructed to:
 - A. maintain a human scale, through appropriate building heights and form;
 - B. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces;
 - C. provides for active and passive surveillance of road frontages, movement corridors and public spaces;
 - D. promotes active transport options and ensures an oversupply of car parking is not provided;
 - E. not result in large internalised shopping centres⁽⁷⁶⁾ (e.g. large blank external walls with tenancies only accessible from within the building) surrounded by expansive areas of surface car parking.
- f. General works associated with the development achieves the following:
 - i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity, water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- g. 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.
- h. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- i. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.
- j. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
- k. Development does not result in unacceptable impacts on the capacity and safety of the external road network.
- l. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.

7 Local plans

- m. Pedestrian connections are provided to integrate the development with the surrounding area as well as the street and public spaces.
- n. Development constraints:
- i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
- A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path;
 - I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
 - IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
- o. Development in the Mixed business sub-precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> • Health care services⁽³³⁾ • Multiple dwelling⁽⁴⁹⁾ - if above ground level • Office⁽⁵³⁾ 	<ul style="list-style-type: none"> • Sales office⁽⁷²⁾ 	<ul style="list-style-type: none"> • Service industry⁽⁷³⁾
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- p. Development in the Mixed business sub-precinct does not include one or more of the following uses:

<ul style="list-style-type: none"> • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Brothel⁽⁸⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ 	<ul style="list-style-type: none"> • High impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Low impact industry⁽⁴²⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ 	<ul style="list-style-type: none"> • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾
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<ul style="list-style-type: none"> • Child care centres⁽¹³⁾ • Club⁽¹⁴⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ - if including a drive through • Function facility⁽²⁹⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ 	<ul style="list-style-type: none"> • Market⁽⁴⁶⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Nature based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Permanent plantation⁽⁵⁹⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ 	<ul style="list-style-type: none"> • Shop⁽⁷⁵⁾ - if for a supermarket, department or discount department store or having a GFA greater than 100m² • Shopping centre⁽⁷⁶⁾ - if including a supermarket, department or discount department store or a shop having a GFA greater than 100m² • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾ • Winery⁽⁹⁰⁾
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- q. Development not listed in the tables above may be considered on its merits where it reflects and supports the outcomes of the zone.

7.2.3.2.2 Requirements for assessment

Part E — Criteria for assessable development - Mixed business sub-precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part E, Table 7.2.3.2.2.1, as well as the purpose statement and overall outcomes.

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

Table 7.2.3.2.1 Assessable development - Mixed business sub-precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcome
General criteria	
Centre network and function	
PO1 Development in the Mixed business sub-precinct is of a size, scale, range of services and location commensurate with the role and function of this sub-precinct in the centres network.	No example provided.

7 Local plans

<p>Note - Refer to Table 7.2.3.3 Caboolture West - centres network.</p>	
Active frontage	
<p>PO2</p> <p>Development addresses and activates streets and public spaces by:</p> <ol style="list-style-type: none"> a. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. the use of windows or glazing and avoiding blank walls with the use of sleeving); b. ensuring buildings and individual tenancies address street frontages and other areas of pedestrian movement; c. new buildings adjoin or are within 3m of a primary street frontage, civic space or public open space; d. locating car parking areas behind or under buildings to not dominate the street environment; e. providing visual interest to the façade (e.g. windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections); f. establishing or maintaining human scale. 	<p>E2.1</p> <p>New buildings and extensions adjacent to street frontages are built to the street alignment.</p>
	<p>E2.2</p> <p>At-grade car parking:</p> <ol style="list-style-type: none"> a. does not adjoin a main street or a corner; b. where at grade car parking adjoins a street (other than a main street) or civic space it does not take up more than 40% of the length of the street frontage. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>
	<p>E2.3</p> <p>Development on corner lots:</p> <ol style="list-style-type: none"> a. addresses both street frontages; b. express strong visual elements, including feature building entries.
	<p>E2.4</p> <p>The front facade of the building:</p> <ol style="list-style-type: none"> a. is made up of a minimum of 50% windows or glazing between a height of 1m and 2m; b. the minimum amount of window or glazing is to remain uncovered and free of signage. <p>Note - This does not apply to Adult stores⁽¹⁾.</p>
	<p>E2.5</p> <p>Where adjoining the main street frontage, individual tenancies do not exceed a frontage length of 20m.</p>
Setbacks	
<p>PO3</p> <p>Side and rear setbacks are of a dimension to:</p>	<p>No example provided.</p>

<p>a. cater for required openings, the location of loading docks and landscaped buffers etc.;</p> <p>b. protect the amenity of adjoining sensitive land uses.</p>	
Site area	
<p>PO4</p> <p>The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.</p>	No example provided.
Building height	
<p>PO5</p> <p>The height of buildings reflect the individual character of the centre.</p>	<p>E5</p> <p>Building heights do not to exceed that mapped on Neighbourhood development plan map - Building heights.</p>
Streetscape	
<p>PO6</p> <p>Development contributes to an attractive and walkable street environment in the centre through the provision of streetscape features (e.g. Footpaths, lighting, bins, furniture, landscaping, pedestrian crossings etc), as outlined in Planning scheme policy - Integrated design.</p> <p>Editor's note - Additional approvals may be required where works are required within road reserves.</p>	No example provided.
Built form	
<p>PO7</p> <p>Ground floor spaces are designed to enable the flexible re-use of floor area for commercial and retail activities.</p>	<p>E7</p> <p>The ground floor has a minimum ceiling height of 4.2m.</p>
<p>PO8</p> <p>Awnings are provided at the ground level fronting pedestrian footpaths. Awnings:</p> <p>a. provide adequate protection for pedestrians from solar exposure and inclement weather;</p> <p>b. are integrated with the design of the building and the form and function of the street;</p>	<p>E8</p> <p>Buildings incorporate an awning that:</p> <p>a. is cantilevered;</p> <p>b. extends from the face of the building;</p> <p>c. has a minimum height of 3.2m and a maximum height of 4.2m above pavement level;</p>

7 Local plans

<ul style="list-style-type: none"> c. do not compromise the provision of street trees and signage; d. ensure the safety of pedestrians and vehicles (e.g. No support poles). 	<ul style="list-style-type: none"> d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage; e. aligns with adjoining buildings to provide continuous shelter where possible. <p style="text-align: center;">Figure - Awning requirements</p>
<p>PO9</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enables differentiation between buildings; c. contributes to a safe environment; d. incorporates architectural features within the building facade at the street level to create human scale; e. treat or break up blank walls that are visible from public areas; f. includes building entrances that are readily identifiable from the road frontage, located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. facilitate casual surveillance of all public spaces. 	<p>No example provided.</p>
<p>PO10</p> <p>Building entrances:</p> <ul style="list-style-type: none"> a. are readily identifiable from the road frontage; b. add visual interest to the streetscape; 	<p>No example provided.</p>

<p>c. are designed to limit opportunities for concealment;</p> <p>d. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage;</p> <p>e. include footpaths that connect with adjoining sites;</p> <p>f. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance.</p> <p>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.</p>													
Car parking													
<p>PO11</p> <p>The number of car parking spaces is managed to:</p> <p>a. provide for the parking of visitors and employees that is appropriate to the use and the sites proximity to public and active transport options;</p> <p>b. not include an oversupply of car parking spaces.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>E11</p> <p>Car parking is provided in accordance with the table below.</p> <table border="1" data-bbox="759 994 1445 1339"> <thead> <tr> <th>Land use</th> <th>Maximum number of Car Spaces to be Provided</th> <th>Minimum Number of Car Spaces to be Provided</th> </tr> </thead> <tbody> <tr> <td>Non-residential</td> <td>1 per 30m² of GFA</td> <td>1 per 50m² of GFA</td> </tr> <tr> <td>Residential - Permanent/Long term</td> <td>N/A</td> <td>1 per dwelling</td> </tr> <tr> <td>Residential - Services/short term</td> <td>3 per 4 dwellings + staff spaces</td> <td>1 per 5 dwellings + staff spaces</td> </tr> </tbody> </table> <p>Note - Car parking rates are to be rounded up to the nearest whole number.</p> <p>Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.</p> <p>Note - Residential - Permanent/long term includes: Multiple dwelling⁽⁴⁹⁾, Relocatable home park⁽⁶²⁾, Residential care facility⁽⁶⁵⁾, Retirement facility⁽⁶⁷⁾.</p> <p>Note - Residential - Services/short term includes: Rooming accommodation⁽⁶⁹⁾ or Short-term accommodation⁽⁷⁷⁾.</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>	Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided	Non-residential	1 per 30m ² of GFA	1 per 50m ² of GFA	Residential - Permanent/Long term	N/A	1 per dwelling	Residential - Services/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces
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<p>PO12</p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</p>	<p>No example provided.</p>												

7 Local plans

<p>PO13</p> <p>Car parking design includes innovative solutions, including on-street parking and shared parking areas.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples of on-street parking.</p>	<p>No example provided.</p>				
<p>PO14</p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> does not impact on the safety of the external road network; ensures the safe movement of vehicles within the site. 	<p>E14</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>				
<p>PO15</p> <p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:</p> <ol style="list-style-type: none"> located along the most direct pedestrian routes between building entrances, car parks and adjoining uses; protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); of a width to allow safe and efficient access for prams and wheelchairs. 	<p>No example provided.</p>				
<p>Bicycle parking and end of trip facilities</p> <p>Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.</p>					
<p>PO16</p> <ol style="list-style-type: none"> End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: <ol style="list-style-type: none"> adequate bicycle parking and storage facilities; and 	<p>E16.1</p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table border="1" data-bbox="762 1771 1465 1899"> <thead> <tr> <th>Use</th> <th>Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td>Residential uses comprised of dwellings</td> <td>Minimum 1 space per dwelling</td> </tr> </tbody> </table>	Use	Minimum Bicycle Parking	Residential uses comprised of dwellings	Minimum 1 space per dwelling
Use	Minimum Bicycle Parking				
Residential uses comprised of dwellings	Minimum 1 space per dwelling				

<p>ii. adequate provision for securing belongings; and</p> <p>iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.</p> <p>b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:</p> <p>i. the projected population growth and forward planning for road upgrading and development of cycle paths; or</p> <p>ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or</p> <p>iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.</p> <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p> <p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<table border="1" data-bbox="762 203 1469 360"> <tr> <td data-bbox="762 203 1086 309">All other residential uses</td> <td data-bbox="1086 203 1469 309">Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td data-bbox="762 309 1086 360">Non-residential uses</td> <td data-bbox="1086 309 1469 360">Minimum 1 space per 200m² of GFA</td> </tr> </table> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>E16.2</p> <p>Bicycle parking is:</p> <p>a. provided in accordance with <i>Austroads (2008), Guide to Traffic Management - Part 11: Parking</i>;</p> <p>b. protected from the weather by its location or a dedicated roof structure;</p> <p>c. located within the building or in a dedicated, secure structure for residents and staff;</p> <p>d. adjacent to building entrances or in public areas for customers and visitors.</p> <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>E16.3</p> <p>For non-residential uses, storage lockers:</p> <p>a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number);</p> <p>b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).</p> <p>Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities.</p>	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking	Non-residential uses	Minimum 1 space per 200m ² of GFA
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking				
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7 Local plans

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E16.4

For non-residential uses, changing rooms:

- a. are provided at a rate of 1 per 10 bicycle parking spaces;
- b. are fitted with a lockable door or otherwise screened from public view;
- c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:

Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required
1-5	Male and female	1 unisex change room	1	1 closet pan	1
6-19	Female	1	1	1 closet pan	1
20 or more	Male	1	1	1 closet pan	1
	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter

Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.

Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).

- d. are provided with:
 - i. a mirror located above each wash basin;
 - ii. a hook and bench seating within each shower compartment;
 - iii. a socket-outlet located adjacent to each wash basin.

Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities

Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to

	prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.
Loading and servicing	
<p>PO17</p> <p>Loading and servicing areas:</p> <ol style="list-style-type: none"> are not visible from any street frontage; are integrated into the design of the building; include screening and buffers to reduce negative impacts on adjoining sensitive land uses; are consolidated and shared with adjoining sites where possible. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	No example provided.
Waste	
<p>PO18</p> <p>Bins and bins storage areas are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>E18</p> <p>Bins and bins storage areas are provided, designed and managed in accordance with Planning scheme policy - Waste.</p>
Landscaping and fencing	
<p>PO19</p> <p>On-site landscaping:</p> <ol style="list-style-type: none"> is incorporated into the design of the development; reduces the dominance of car parking and servicing areas from the street frontage; incorporates shade trees in car parking areas; retains mature trees wherever possible; contributes to quality public spaces and the microclimate by providing shelter and shade; maintains the achievement of active frontages and sightlines for casual surveillance. <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	No example provided.

7 Local plans

<p>PO20</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>No example provided.</p>
Lighting	
<p>PO21</p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on residential and other sensitive land uses.</p>	<p>No example provided.</p>
Amenity	
<p>PO22</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other environmental nuisances.</p>	<p>No example provided.</p>
Noise	
<p>PO23</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO24</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <p>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);</p> <p>b. maintaining the amenity of the streetscape.</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>E24.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p>
	<p>E24.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <p>a. are not visible from an adjoining road or public area unless:</p> <p>i. adjoining a motorway or rail line; or</p> <p>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.</p>

<p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <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>
Works criteria	
Utilities	
<p>PO25</p> <p>The development is connected to an existing reticulated electricity supply system (approved by the relevant energy regulating authority) and the infrastructure does not negatively impact the streetscape.</p>	<p>E25</p> <p>The development is connected to underground electricity.</p>
<p>PO26</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO27</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO28</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>E28.1</p> <p>Where in a sewerage area, the development is connected to a reticulated sewerage system.</p>
	<p>E28.2</p> <p>Where not in a sewerage 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 The Plumbing and Drainage Act 2002.</p>
<p>PO29</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>E29.1</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Water Connections Policy, the development is connected to the reticulated water supply system in accordance with the South East Queensland Water</p>

7 Local plans

	Supply and Sewerage Design and Construction Code and the relevant Water Service Association of Australia (WSAA) codes and standards.
	<p>E29.2</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 supply of at least 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>
<p>PO30</p> <p>The development is provided with dedicated and constructed road access.</p>	No example provided.
Access	
<p>PO31</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. Rear entry, arcade etc.); b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	No example provided.
<p>PO32</p> <p>Where required access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	No example provided.
<p>PO33</p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> a. the development of the road network in the area; 	<p>E33.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p>

<p>b. the function or safety of the road network; c. the capacity of the road network.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>	<p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>
<p>PO34</p> <p>Safe access facilities are provided for all vehicles required to access the site.</p>	<p>E33.2</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>E33.3</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>E33.4</p> <p>The lot layout allows forward access to and from the site.</p>
	<p>E34.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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.
<p>E34.2</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> <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p>	
<p>E34.3</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>E34.4</p> <p>The driveway construction across the verge conforms to the relevant standard drawing for the classification of the road in accordance with Planning scheme policy - Integrated design.</p>	

7 Local plans

<p>PO35</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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"> 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 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	<p>E35</p> <p>No example provided.</p>
<p>Stormwater</p>	
<p>PO36</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 and examples.</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</p>	<p>No example provided.</p>

<p>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>PO37</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>	<p>No example provided.</p>
<p>PO38</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 2 of the SPP.</p> <p>Note - A site-based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	<p>No example provided.</p>
<p>PO39</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located within freehold land if the pipe diameter exceeds 300mm; overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
Site works and construction management	
<p>PO40</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO41</p> <p>All works on-site are managed to:</p>	<p>E41.1</p> <p>Works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines,</p>

7 Local plans

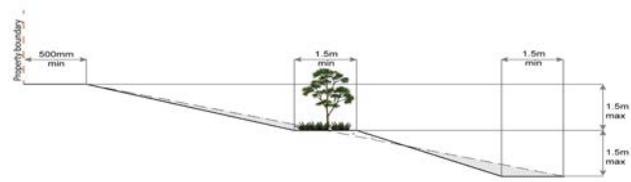
<p>a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light;</p> <p>b. minimise as far as possible, impacts on the natural environment;</p> <p>c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises;</p> <p>d. avoid adverse impacts on street streets and their critical root zone.</p>	<p>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>E41.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E41.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
<p>PO42</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No example provided</p>
<p>PO43</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>Note - Where the amount of imported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>E43.1</p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p> <p>E43.2</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>E43.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p>
<p>PO44</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E44</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> topsoiled with a minimum compacted thickness of fifty (50) millimetres; grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO45</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E45.1</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>E45.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> 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 all native vegetation with a diameter below 400mm is to be chipped and stored on-site.
<p>PO46</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 example provided.</p>
Earthworks	
<p>PO47</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ol style="list-style-type: none"> the natural topographical features of the site; 	<p>E47.1</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>

7 Local plans

<p>b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fills and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential)</p> <p>Note - Filling or excavation works are to be completed within six (6) months of the commencement date.</p>	<p>E47.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E47.3</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>E47.4</p> <p>All filling or excavation is contained within the site.</p> <p>E47.5</p> <p>All fill placed on-site is:</p> <p>a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).</p> <p>E47.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E47.7</p> <p>Materials used for structural fill are in accordance with AS3798.</p> <p>E47.8</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO48</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E48</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p>

Figure - Embankment



PO49

On-site earthworks are undertaken in a manner that:

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

Note - Public sector entity as defined in the *Sustainable Planning Act 2009*.

E49.1

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

Note - Public sector entity as defined in the *Sustainable Planning Act 2009*.

E49.2

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

- a. a reduction in cover over the Council or public sector entity maintained service to less than 600mm;
- b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken.

Note - Public sector entity as defined in the *Sustainable Planning Act 2009*.

PO50

Filling or excavation does not result in land instability.

Note - A slope stability report prepared by an RPEQ may be required.

No example provided.

PO51

Filling or excavation does not result in

- a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway;
- b. increased flood inundation outside the site;
- c. any reduction in the flood storage capacity in the floodway;
- d. any clearing of native vegetation.

Note - To demonstrate compliance with this outcome, Planning scheme policy - Stormwater management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements..

No example provided.

Retaining walls and structures

PO52

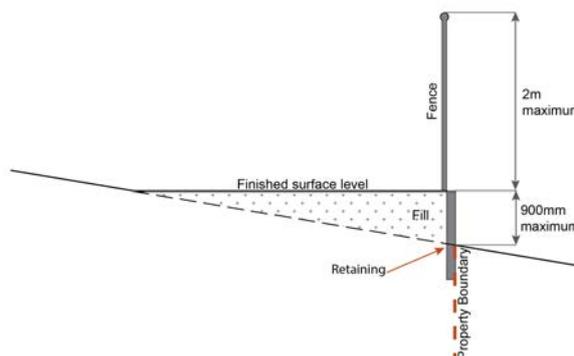
All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.

E52

Earth retaining structures:

- a. are not constructed of boulder rocks or timber;
- b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

Figure - Retaining on a boundary



- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut

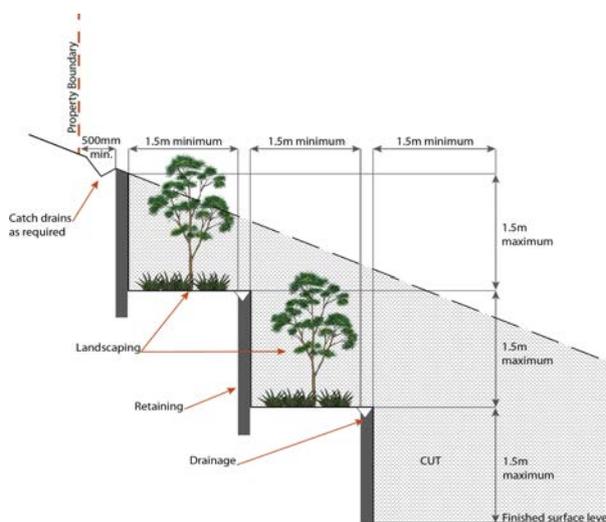
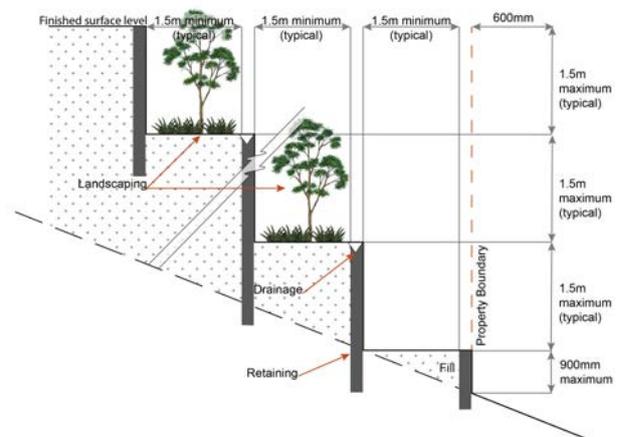


Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

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

AND

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

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

PO53

Development incorporates a fire fighting system that:

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

E53.1

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

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

- a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;

7 Local plans

<p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <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. 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);</p> <p>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:</p> <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p>
<p>PO54</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>E53.2</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> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. <p>E53.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p> <p>E54</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager’s office (where provided);

	<p>v. external hydrants and hydrant booster points;</p> <p>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</p> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <p>a. in a form;</p> <p>b. of a size;</p> <p>c. illuminated to a level;</p> <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>PO55</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>E55</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>
Use specific criteria	
Home based business⁽³⁵⁾	
<p>PO56</p> <p>The scale and intensity of the Home based business⁽³⁵⁾:</p> <p>a. is compatible with the physical characteristics of the site and the character of the local area;</p> <p>b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety;</p> <p>c. does not adversely impact on the amenity of the adjoining and nearby premises;</p> <p>d. remains ancillary to the residential use of the dwelling house⁽²²⁾;</p>	<p>E56.1</p> <p>A maximum of 1 employee (not a resident) OR 2 customers OR customers from within 1 Small rigid vehicle (SRV) or smaller are permitted on the site at any one time.</p> <p>E56.2</p> <p>The Home based business⁽³⁵⁾ occupies an area of the existing dwelling or on-site structure not greater than 40m² gross floor area.</p>

7 Local plans

<p>e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity;</p> <p>f. ensures employees and visitors to the site do not negatively impact the expected amenity of adjoining properties.</p>	
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO57</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <p>a. high quality design and construction;</p> <p>b. visually integrated with the surrounding area;</p> <p>c. not visually dominant or intrusive;</p> <p>d. located behind the main building line;</p> <p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>E57.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <p>a. are enclosed within buildings or structures;</p> <p>b. are located behind the main building line;</p> <p>c. have a similar height, bulk and scale to the surrounding fabric;</p> <p>d. have horizontal and vertical articulation applied to all exterior walls.</p> <hr/> <p>E57.2</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>PO58</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E58</p> <p>Access control arrangements:</p> <p>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</p> <p>b. minimise the number and width of crossovers and entry points;</p> <p>c. provide safe vehicular access to the site;</p> <p>d. do not utilise barbed wire or razor wire.</p>
<p>PO59</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <p>a. generates no audible sound at the site boundaries where in a residential setting; or</p> <p>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>	<p>E59</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>
Residential uses	
<p>PO60</p> <p>Residential uses form part of mixed-use buildings are in the form of:</p>	<p>No example provided.</p>

<p>a. a Dwelling unit⁽²³⁾ located above a retail or commercial use or</p> <p>b. a Medium-density development achieving a minimum site density of 60 dwellings per ha.</p>																			
<p>PO61</p> <p>Dwellings are provided with adequate functional and attractive private open space that is:</p> <p>a. directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity;</p> <p>b. designed and constructed to achieve adequate privacy for occupants from other dwelling units⁽²³⁾ and centre uses;</p> <p>c. accessible and readily identifiable for residents, visitors and emergency services;</p> <p>d. located to not compromise active frontages.</p>	<p>E61</p> <p>A dwelling has a clearly defined, private outdoor living space that is:</p> <p>a. as per the table below;</p> <table border="1" data-bbox="762 651 1449 994"> <thead> <tr> <th>Use</th> <th>Minimum Area</th> <th>Minimum Dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ground level dwellings</td> </tr> <tr> <td>All dwelling types</td> <td>16m²</td> <td>4m</td> </tr> <tr> <td colspan="3">Above ground level dwellings</td> </tr> <tr> <td>1 bedroom or studio</td> <td>8m²</td> <td>2.5m</td> </tr> <tr> <td>2 or more bedrooms</td> <td>12m²</td> <td>3.0m</td> </tr> </tbody> </table> <p>b. accessed from a living area;</p> <p>c. sufficiently screened or elevated for privacy;</p> <p>d. ground level open space is located behind the main building line and not within the primary or secondary frontage setbacks;</p> <p>e. balconies orientate to the street;</p> <p>f. clear of any non-recreational structure (including but not limited to air-conditioning units, water tanks, clothes drying facilities, storage structures, retaining structures and refuse storage areas).</p> <p>Note - Areas for clothes drying are not visible from street frontages or public areas (e.g. Separate clothes drying areas are provided that are oriented to the side or rear of the site or screening is provided).</p>	Use	Minimum Area	Minimum Dimension in all directions	Ground level dwellings			All dwelling types	16m ²	4m	Above ground level dwellings			1 bedroom or studio	8m ²	2.5m	2 or more bedrooms	12m ²	3.0m
Use	Minimum Area	Minimum Dimension in all directions																	
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2 or more bedrooms	12m ²	3.0m																	
<p>PO62</p> <p>Dwellings are provided with a reasonable level of access, identification and privacy from adjoining residential and non-residential uses.</p> <p>Note - Refer to State Government standards for CPTED.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E62</p> <p>The dwelling:</p> <p>a. includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses;</p> <p>b. clearly displays the street number at the entrance to the dwelling and at the front of the site to enable identification by emergency services;</p>																		

7 Local plans

	<p>c. is provided with a separate entrance to that of any non-residential use on the site;</p> <p>d. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use.</p> <p>Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.</p>
Retail and commercial uses	
<p>PO63</p> <p>The Mixed business sub-precinct remains the primary location for significant commercial activity in the Town centre precinct and the Caboolture West Local plan area.</p>	<p>No example provided.</p>
<p>PO64</p> <p>Retail activities are provided only where of a small scale, forming an ancillary function and serving the immediate needs of the working population.</p>	<p>E64</p> <p>Retail uses within the mixed business sub-precinct consists of no more than:</p> <p>a. 1 small format supermarket with a maximum gfa of 500m²;</p> <p>b. 10 small format retail or commercial tenancies with a maximum gfa of 100m² each.</p>
<p>PO65</p> <p>Retail and Food and drink outlets⁽²⁸⁾ are located on lots or tenancies adjacent to a street frontage, civic spaces, public open space, main street boulevard or pedestrian thoroughfare.</p>	<p>No example provided.</p>
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO66</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E66.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>E66.2</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>PO67</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E67</p> <p>A minimum of 45m² 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>PO68</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E68</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>PO69</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ol style="list-style-type: none"> high quality design and construction; visually integrated with the surrounding area; not visually dominant or intrusive; located behind the main building line; below the level of the predominant tree canopy or the level of the surrounding buildings and structures; camouflaged through the use of colours and materials which blend into the landscape; treated to eliminate glare and reflectivity; landscaped; otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E69.1</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>E69.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>E69.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ol style="list-style-type: none"> reduce recognition in the landscape; reduce glare and reflectivity.
	<p>E69.4</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>E69.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>E69.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p>

7 Local plans

	<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>PO70</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>E70</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>PO71</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>E71</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p>Values and constraints criteria</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>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</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>PO72</p> <p>Development will:</p> <ol style="list-style-type: none"> a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; 	<p>E72</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>

<ul style="list-style-type: none"> e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided. 	
<p>PO73</p> <p>Demolition and removal is only considered where:</p> <ul style="list-style-type: none"> a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	No example provided.
<p>PO74</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>	No example provided.
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO75</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	No example provided.
<p>PO76</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises 	<p>E76</p> <p>No example provided.</p>

7 Local plans

<p>for any event up to and including the 1% AEP for the fully developed upstream catchment;</p> <p>b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO77</p> <p>Development does not:</p> <p>a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level;</p> <p>b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.</p> <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO78</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>E78</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>PO79</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>E79</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>PO80</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>E80.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <p>a. Urban area – Level III;</p> <p>b. Rural area – N/A;</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>c. Industrial area – Level V; d. Commercial area – Level V.</p>
<p>PO81</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <p>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</p> <p>b. an overland flow path where it crosses more than one premises;</p> <p>c. inter-allotment drainage infrastructure.</p> <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>E80.2</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>No example provided.</p>
Additional criteria for development for a Park⁽⁵⁷⁾	
<p>PO82</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <p>a. public benefit and enjoyment is maximised;</p> <p>b. impacts on the asset life and integrity of park structures is minimised;</p> <p>c. maintenance and replacement costs are minimised.</p>	<p>E82</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)	
<p>PO83</p> <p>Development within a High voltage electricity line buffer:</p> <p>a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields;</p>	<p>E83</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>

7 Local plans

- | | |
|---|--|
| <ul style="list-style-type: none">b. is located and designed in a manner that maintains a high level of security of supply;c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. | |
|---|--|

7.2.3.2.3 Teaching and learning sub-precinct

7.2.3.2.3.1 Purpose - Teaching and learning sub-precinct

Note - The Teaching and learning sub-precinct assumes a high school and a TAFE or university campus (both being urban campuses of multi-storey buildings).

1. The purpose of the Teaching and learning sub-precinct will be achieved through the following overall outcomes:
 - a. Development reinforces the Teaching and learning sub-precinct as the main sub-precinct for secondary and tertiary educational uses and functions within the town centre.
 - b. Education activities must:
 - i. be located in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.2.1 - Town centre urban design framework;
 - ii. be developed as an urban campus including multi-storey buildings;
 - iii. provide active frontages to the major street network.
 - c. Retail and commercial activities must:
 - i. be located at the ground floor, adjoining main streets and pedestrian thoroughfares, fostering opportunities for social and economic exchange;
 - ii. be of a small scale, ancillary to the education and health function of the sub-precinct;
 - iii. not negatively impact the streetscape;
 - iv. not undermine the role or viability of the Centre core sub-precinct or the Mixed business sub-precinct as the main retail and commercial sub-precincts in the Town centre precinct; or existing or future centres or neighbourhood hubs;
 - v. be designed, sited and constructed to:
 - A. maintain a human scale, through appropriate building heights and form;
 - B. provide attractive, active frontages that maximise pedestrian activity along street frontages, movement corridors and public spaces;
 - C. provide active and passive surveillance of road frontages, movement corridors and public spaces;
 - D. promote active transport options and ensures an oversupply of car parking is not provided;
 - E. not result in large internalised shopping centres⁽⁷⁶⁾ with large blank external walls with tenancies only accessible from within the building.
 - d. General works associated with the development achieves the following:
 - i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity, water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;

7 Local plans

- C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
- iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- e. 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.
 - f. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
 - g. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.
 - h. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
 - i. Development does not result in unacceptable impacts on the capacity and safety of the external road network.
 - j. Development constraints:
 - i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
 - A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path;
 - I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
 - IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
 - k. Development in the Teaching and learning sub-precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> • Educational establishment⁽²⁴⁾ 	<ul style="list-style-type: none"> • Health care services⁽³³⁾ - If associated with educational activities 	<ul style="list-style-type: none"> • Research and technology industry⁽⁶⁴⁾ - If associated with educational activities
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- l. Development in the Teaching and learning sub-precinct does not include one or more of the following uses:

<ul style="list-style-type: none"> • Air services⁽³⁾ 	<ul style="list-style-type: none"> • High impact industry⁽³⁴⁾ 	<ul style="list-style-type: none"> • Retirement facility⁽⁶⁷⁾
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<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Child care centres⁽¹³⁾ • Club⁽¹⁴⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dwelling unit⁽²³⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ - if including a drive through • Function facility⁽²⁹⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ 	<ul style="list-style-type: none"> • Home based business⁽³⁵⁾ • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Low impact industry⁽⁴²⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Market⁽⁴⁶⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Nature based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Permanent plantation⁽⁵⁹⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Resort complex⁽⁶⁶⁾ 	<ul style="list-style-type: none"> • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Shop⁽⁷⁵⁾ - if for a supermarket, department or discount department store or having a GFA greater than 100m² • Shopping centre⁽⁷⁶⁾ - if including a supermarket, department or discount department store or a shop having a GFA greater than 100m² • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾ • Winery⁽⁹⁰⁾
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- m. Development not listed in the tables above may be considered on its merits where it reflects and supports the outcomes of the zone.

7.2.3.2.3.2 Requirements for assessment

Part F — Criteria for assessable development - Teaching and learning sub-precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part F, Table 7.2.3.2.3.1, as well as the purpose statement and overall outcomes.

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

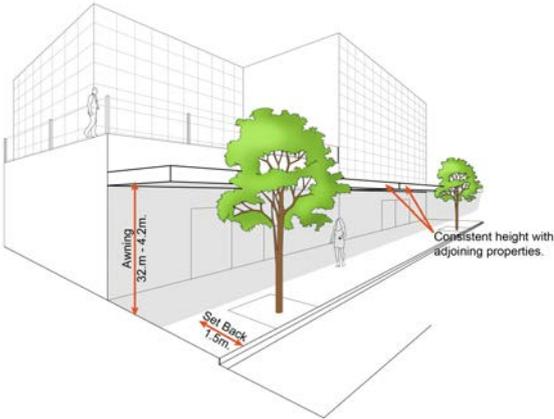
7 Local plans

Table 7.2.3.2.3.1 Assessable development - Teaching and learning sub-precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcome
General criteria	
Centre network and function	
<p>PO1</p> <p>Development in the Teaching and learning sub-precinct:</p> <ul style="list-style-type: none"> a. reflects the prominence of the sub-precinct as a key focal point within the Town centre for education; b. includes activities that have a synergy with the above; c. does not undermine the viability, role or function of the Centre core or Mixed business sub-precincts within the Town centre; d. does not undermine the viability, role or function of other centres in the Caboolture west area. <p>Note - Refer to Table 7.2.3.3 Caboolture West - Centre network.</p>	<p>No example provided.</p>
<p>PO2</p> <p>Development maximises the efficient use of land and provides for future growth within the precinct by increasing the GFA and land use intensity within the precinct boundaries forming a compact urban campus.</p>	<p>No example provided.</p>
Active frontage	
<p>PO3</p> <p>Development addresses and activates streets and public spaces by:</p> <ul style="list-style-type: none"> a. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. the use of windows or glazing and avoiding blank walls with the use of sleeving); b. ensuring buildings and individual tenancies address street frontages and other areas of pedestrian movement; c. new buildings adjoin or are within 3m of a primary street frontage, civic space or public open space; d. locating car parking areas behind or under buildings to not dominate the street environment; 	<p>E3.1</p> <p>Development addresses the street frontage.</p> <hr/> <p>E3.2</p> <p>New buildings and extensions are built to the street alignment.</p> <hr/> <p>E3.3</p> <p>At-grade car parking:</p> <ul style="list-style-type: none"> a. does not adjoin a main street or a corner; b. where at-grade car parking adjoin a street (other than a main street) or civic space it does not take up more than 40% of the length of the street frontage.

<p>e. providing visual interest to the façade (e.g. windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections);</p>	<p>Note - Refer to Planning scheme policy - Centre and hub design for details and examples.</p>
<p>f. establishing or maintaining human scale.</p>	<p>E3.4</p> <p>Development on corner lots:</p> <p>a. addresses both street frontages;</p> <p>b. expresses strong visual elements, including feature building entries.</p>
<p>Setbacks</p>	
<p>PO4</p> <p>Side and rear setbacks are of a dimension to:</p> <p>a. cater for required openings, the location of loading docks and landscaped buffers etc.;</p> <p>b. protect the amenity of adjoining sensitive land uses.</p>	<p>No example provided.</p>
<p>Site area</p>	
<p>PO5</p> <p>The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.</p>	<p>No example provided.</p>
<p>Building height</p>	
<p>PO6</p> <p>The height of buildings reflect the individual character of the centre.</p>	<p>E6</p> <p>Building heights do not to exceed that mapped on Neighbourhood development plan map - Building heights.</p>
<p>Streetscape</p>	
<p>PO7</p> <p>Development contributes to an attractive and walkable street environment through the provision of streetscape features (e.g. footpaths, lighting, bins, furniture, landscaping, pedestrian crossings etc), as outlined in Planning scheme policy - Integrated design.</p> <p>Editor's note - Additional approvals may be required where works are required within road reserves.</p>	<p>No example provided.</p>
<p>Built form</p>	
<p>PO8</p>	<p>E8</p> <p>The ground floor has a minimum ceiling height of 4.2m.</p>

7 Local plans

<p>Ground floor spaces that adjoin major streets are designed to enable the flexible re-use of floor area for commercial and retail activities.</p>	
<p>PO9</p> <p>Awnings are provided at the ground level fronting pedestrian footpaths. Awnings:</p> <ol style="list-style-type: none"> provide adequate protection for pedestrians from solar exposure and inclement weather; are integrated with the design of the building and the form and function of the street; do not compromise the provision of street trees and signage; ensure the safety of pedestrians and vehicles (e.g. No support poles). 	<p>E9</p> <p>Buildings incorporate an awning that:</p> <ol style="list-style-type: none"> is cantilevered; extends from the face of the building; has a minimum height of 3.2m and a maximum height of 4.2m above pavement level; does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage; aligns with adjoining buildings to provide continuous shelter where possible. <p>Figure - Awning requirements</p> 
<p>PO10</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ol style="list-style-type: none"> adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); enables differentiation between buildings; contributes to a safe environment; incorporates architectural features within the building facade at the street level to create human scale; treat or break up blank walls that are visible from public areas; 	<p>No example provided.</p>

<p>f. includes building entrances that are readily identifiable from the road frontage, located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites;</p> <p>g. facilitate casual surveillance of all public spaces.</p>													
<p>PO11</p> <p>Building entrances:</p> <p>a. are readily identifiable from the road frontage;</p> <p>b. add visual interest to the streetscape;</p> <p>c. are designed to limit opportunities for concealment;</p> <p>d. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage;</p> <p>e. include footpaths that connect with adjoining sites;</p> <p>f. Provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance.</p> <p>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.</p>	<p>No example provided.</p>												
Car parking													
<p>PO12</p> <p>The number of car parking spaces is managed to:</p> <p>a. provide for the parking of visitors and employees that is appropriate to the use and the site's proximity to public and active transport options;</p> <p>b. not include an oversupply of car parking spaces.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>E12</p> <p>Car parking is provided in accordance with the table below.</p> <table border="1" data-bbox="810 1480 1449 1850"> <thead> <tr> <th>Land use</th> <th>Maximum number of Car Spaces to be Provided</th> <th>Minimum Number of Car Spaces to be Provided</th> </tr> </thead> <tbody> <tr> <td>Non-residential</td> <td>1 per 30m² of GFA</td> <td>1 per 50m² of GFA</td> </tr> <tr> <td>Residential - Permanent/Long term</td> <td>N/A</td> <td>1 per dwelling</td> </tr> <tr> <td>Residential - Services/short term</td> <td>3 per 4 dwellings + staff spaces</td> <td>1 per 5 dwellings + staff spaces</td> </tr> </tbody> </table> <p>Note - Car parking rates are to be rounded up to the nearest whole number.</p> <p>Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.</p>	Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided	Non-residential	1 per 30m ² of GFA	1 per 50m ² of GFA	Residential - Permanent/Long term	N/A	1 per dwelling	Residential - Services/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces
Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided											
Non-residential	1 per 30m ² of GFA	1 per 50m ² of GFA											
Residential - Permanent/Long term	N/A	1 per dwelling											
Residential - Services/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces											

7 Local plans

	<p>Note - Residential - Permanent/long term includes: Multiple dwelling⁽⁴⁹⁾, Relocatable home park⁽⁶²⁾, Residential care facility⁽⁶⁵⁾, Retirement facility⁽⁶⁷⁾.</p> <p>Note - Residential - Services/short term includes: Rooming accommodation⁽⁶⁹⁾ or Short-term accommodation⁽⁷⁷⁾.</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>
<p>PO13</p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</p>	<p>No example provided.</p>
<p>PO14</p> <p>Car parking design includes innovative solutions, including on-street parking and shared parking areas.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples of on-street parking.</p>	<p>No example provided.</p>
<p>PO15</p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> does not impact on the safety of the external road network; ensures the safe movement of vehicles within the site. 	<p>E15</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>
<p>PO16</p> <p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:</p> <ol style="list-style-type: none"> located along the most direct pedestrian routes between building entrances, car parks and adjoining uses; protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); of a width to allow safe and efficient access for prams and wheelchairs. 	<p>No example provided.</p>
<p>Bicycle parking and end of trip facilities</p> <p>Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.</p>	

PO17

- a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:
- i. adequate bicycle parking and storage facilities; and
 - ii. adequate provision for securing belongings; and
 - iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.
- b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:
- i. the projected population growth and forward planning for road upgrading and development of cycle paths; or
 - ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or
 - iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.

Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.

Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.

E17.1

Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).

Use	Minimum Bicycle Parking
Residential uses comprised of dwellings	Minimum 1 space per dwelling
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking
Non-residential uses	Minimum 1 space per 200m ² of GFA

Editor's note - The example for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.

E17.2

Bicycle parking is:

- a. provided in accordance with *Austroroads (2008), Guide to Traffic Management - Part 11: Parking*;
- b. protected from the weather by its location or a dedicated roof structure;
- c. located within the building or in a dedicated, secure structure for residents and staff;
- d. adjacent to building entrances or in public areas for customers and visitors.

Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.

Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.

Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.

E17.3

For non-residential uses, storage lockers:

7 Local plans

- a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number);
- b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).

Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities.

Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.

E17.4

For non-residential uses, changing rooms:

- a. are provided at a rate of 1 per 10 bicycle parking spaces;
- b. are fitted with a lockable door or otherwise screened from public view;
- c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:

Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required
1-5	Male and female	1 unisex change room	1	1 closet pan	1
6-19	Female	1	1	1 closet pan	1
20 or more	Male	1	1	1 closet pan	1
	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter

Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.

Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).

- d. are provided with:

	<ul style="list-style-type: none"> i. a mirror located above each wash basin; ii. a hook and bench seating within each shower compartment; iii. a socket-outlet located adjacent to each wash basin. <p>Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>
Loading and servicing	
<p>PO18</p> <p>Loading and servicing areas:</p> <ul style="list-style-type: none"> a. are not visible from any street frontage; b. are integrated into the design of the building; c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; d. are consolidated and shared with adjoining sites where possible. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	No example provided.
Waste	
<p>PO19</p> <p>Bins and bin storage areas are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>E19</p> <p>Bins and bin storage areas are designed, located and managed in accordance with Planning scheme policy - Waste.</p>
Landscaping and fencing	
<p>PO20</p> <p>On-site landscaping:</p> <ul style="list-style-type: none"> a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. incorporates shade trees in car parking areas; 	No example provided.

7 Local plans

<p>d. retains mature trees wherever possible;</p> <p>e. contributes to quality public spaces and the microclimate by providing shelter and shade;</p> <p>f. 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>	
<p>PO21</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>No example provided.</p>
<p>Lighting</p>	
<p>PO22</p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on residential and other sensitive land uses.</p>	<p>No example provided.</p>
<p>Amenity</p>	
<p>PO23</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other nuisance.</p>	<p>No example provided.</p>
<p>Noise</p>	
<p>PO24</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO25</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <p>a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of</p>	<p>E25.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <hr/> <p>E25.2</p>

<p>parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</p> <p>b. maintaining the amenity of the streetscape.</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>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <p>a. are not visible from an adjoining road or public area unless:</p> <p>i. adjoining a motorway or rail line; or</p> <p>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.</p> <p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <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>
Works criteria	
Utilities	
<p>PO26</p> <p>The development is connected to an existing reticulated electricity supply system (approved by the relevant energy regulating authority) and the infrastructure does not negatively impact the streetscape.</p>	<p>E26</p> <p>The development is connected to underground electricity.</p>
<p>PO27</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO28</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO29</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>E29.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage system.</p>
	<p>E29.2</p> <p>Where not in a sewered area, the development is serviced by an appropriate on-site sewerage facility.</p>

7 Local plans

	Note - A site and soil evaluation report is generally required to demonstrate compliance with this outcome. Reports are to be prepared in accordance with The Plumbing and Drainage Act 2002.
<p>PO30</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>E30.1</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Water 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>E30.2</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 supply of at least 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>
<p>PO31</p> <p>The development is provided with dedicated and constructed road access.</p>	No example provided.
Access	
<p>PO32</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. Rear entry, arcade etc.); b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	No example provided.
PO33	No example provided.

<p>Where required access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	
<p>PO34</p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> the development of the road network in the area; the function or safety of the road network; the capacity of the road network. <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>	<p>E34.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>E34.2</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>E34.3</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>E34.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO35</p> <p>Safe access facilities are provided for all vehicles required to access the site.</p>	<p>E35.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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. <p>E35.2</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>

7 Local plans

	<p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p>E35.3</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>E35.4</p> <p>The driveway construction across the verge conforms to the relevant standard drawing for the classification of the road in accordance with Planning scheme policy - Integrated design.</p>
<p>PO36</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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"> 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 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	<p>E36</p> <p>No example provided.</p>
<p>Stormwater</p>	

<p>PO37</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 and examples.</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 example provided.</p>
<p>PO38</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>	<p>No example provided.</p>
<p>PO39</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 2 of the SPP.</p> <p>Note - A site-based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	<p>No example provided.</p>
<p>PO40</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> a. stormwater pipes located within freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>

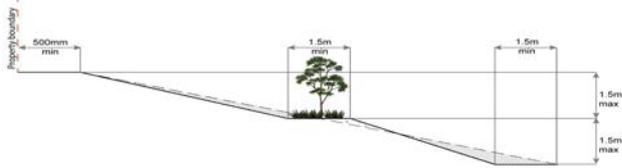
7 Local plans

Site works and construction management	
<p>PO41</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO42</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street streets and their critical root zone. 	<p>E42.1</p> <p>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, including but not limited to the following:</p> <ol style="list-style-type: none"> a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.
	<p>E42.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E42.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
<p>PO43</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No example provided</p>
<p>PO44</p>	<p>E44.1</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>Note - Where the amount of imported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p>
<p>PO45</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E44.2</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>PO46</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E44.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p> <p>E45</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> topsoiled with a minimum compacted thickness of fifty (50) millimetres; grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p> <p>E46.1</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>E46.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p>

7 Local plans

	<ul style="list-style-type: none"> a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.
<p>PO47</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 example provided.</p>
<p>Earthworks</p>	
<p>PO48</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"> a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fills and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential) <p>Note - Filling or excavation works are to be completed within six (6) months of the commencement date.</p>	<p>E48.1</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> <hr/> <p>E48.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <hr/> <p>E48.3</p> <p>All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.</p> <hr/> <p>E48.4</p> <p>All filling or excavation is contained within the site.</p> <hr/> <p>E48.5</p> <p>All fill placed on-site is:</p> <ul style="list-style-type: none"> a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <hr/> <p>E48.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p>

	<p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E48.7</p> <p>Materials used for structural fill are in accordance with AS3798.</p> <p>E48.8</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO49</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E49</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p style="text-align: center;">Figure - Embankment</p> 
<p>PO50</p> <p>On-site earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>E50.1</p> <p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <p>E50.2</p> <p>Earthworks that would result in any of the following are not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over the Council or public sector entity maintained service to less than 600mm; an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO51</p>	<p>No example provided.</p>

7 Local plans

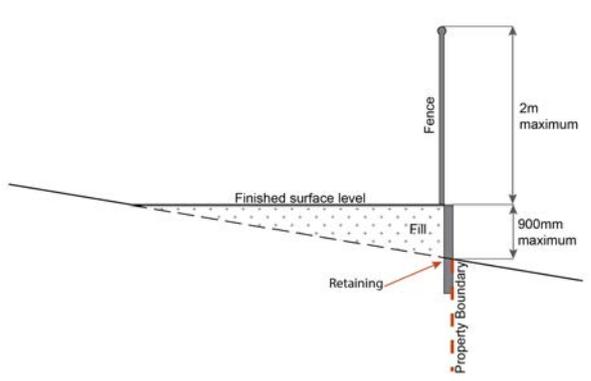
<p>Filling or excavation does not result in land instability.</p> <p>Note - A slope stability report prepared by an RPEQ may be required.</p>	
<p>PO52</p> <p>Filling or excavation does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; any clearing of native vegetation. <p>Note - To demonstrate compliance with this outcome, Planning scheme policy - Stormwater management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements..</p>	<p>No example provided.</p>
<p>Retaining walls and structures</p>	
<p>PO53</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>E53</p> <p>Earth retaining structures:</p> <ol style="list-style-type: none"> are not constructed of boulder rocks or timber; where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; <p style="text-align: center;">Figure - Retaining on a boundary</p>  <ol style="list-style-type: none"> 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; where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut

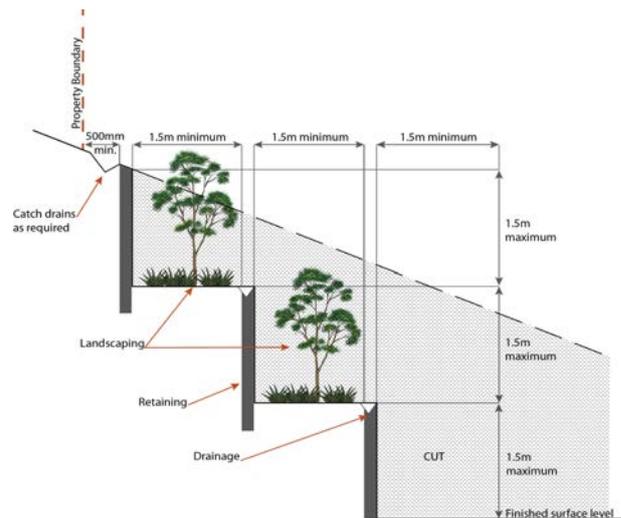
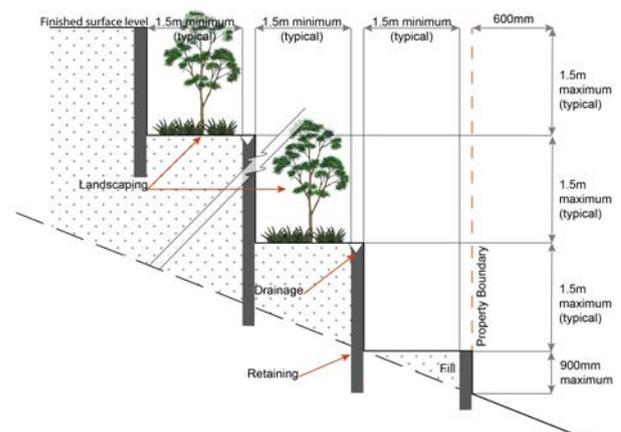


Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

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

AND

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

7 Local plans

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.

PO54

Development incorporates a fire fighting system that:

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

Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.

E54.1

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

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

- a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;
- b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);
- c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:
 - i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;
 - ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;
 - iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities;
- d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.

E54.2

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

- a. an unobstructed width of no less than 3.5m;
- b. an unobstructed height of no less than 4.8m;
- c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;
- d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.

E54.3

On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.

PO55

E55

<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>For development that contains on-site fire hydrants external to buildings:</p> <ol style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>PO56</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>E56</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>
Use specific criteria	
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO57</p>	<p>E57.1</p>

7 Local plans

<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"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<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"> a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. <p>E57.2</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>PO58</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E58</p> <p>Access control arrangements:</p> <ul style="list-style-type: none"> a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
<p>PO59</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"> a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	<p>E59</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>
Retail and commercial uses	
<p>PO60</p> <p>Retail and commercial activities are provided only where of a small scale, forming an ancillary function and serving the immediate needs of the working population.</p>	<p>E60</p> <p>Retail and commercial uses within the teaching and learning sub-precinct consists of no more than:</p> <ul style="list-style-type: none"> a. 1 small format supermarket with a maximum gfa of 500m²; b. 10 small format retail or commercial tenancies with a maximum gfa of 100m² each.
<p>PO61</p> <p>Retail and food and drink outlets⁽²⁸⁾ are located on lots or tenancies adjacent to a street frontage, civic spaces, public open space, main street boulevard or pedestrian thoroughfare.</p>	<p>No example provided.</p>

Telecommunications facility⁽⁸¹⁾	
<p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO62</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E62.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p>
	<p>E62.2</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>PO63</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E63</p> <p>A minimum of 45m² 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>PO64</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E64</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>PO65</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ol style="list-style-type: none"> high quality design and construction; visually integrated with the surrounding area; not visually dominant or intrusive; located behind the main building line; below the level of the predominant tree canopy or the level of the surrounding buildings and structures; camouflaged through the use of colours and materials which blend into the landscape; treated to eliminate glare and reflectivity; landscaped; otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E65.1</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>E65.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>E65.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ol style="list-style-type: none"> reduce recognition in the landscape; reduce glare and reflectivity.
	<p>E65.4</p>

7 Local plans

	<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>E65.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>E65.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO66</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>E66</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>PO67</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>E67</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p>Values and constraints criteria</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>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</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>	

Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites.

Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.

<p>PO68</p> <p>Development will:</p> <ol style="list-style-type: none"> a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided. 	<p>E68</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p>PO69</p> <p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	<p>No example provided.</p>
<p>PO70</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 example provided.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</p>	

7 Local plans

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>PO71</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>No example provided.</p>
<p>PO72</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <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>E72</p> <p>No example provided.</p>
<p>PO73</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO74</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>E74</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>PO75</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>E75</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>PO76</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E76.1</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"> a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. <p>E76.2</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>PO77</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"> a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO78</p> <p>Development for a Park⁽⁵⁷⁾ 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"> a. public benefit and enjoyment is maximised; 	<p>E78</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>

7 Local plans

<ul style="list-style-type: none"> b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised. 	
Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)	
<p>PO79</p> <p>Development within a High voltage electricity line buffer:</p> <ul style="list-style-type: none"> a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>E79</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>

7.2.3.2.4 Residential north sub-precinct

7.2.3.2.4.1 Purpose - Residential north sub-precinct

1. The purpose of the Residential north sub-precinct will be achieved through the following overall outcomes:
 - a. Development in the Residential north sub-precinct will comprise a high density and high quality neighbourhood that will achieve a minimum net density of 60 dwellings per ha.
 - b. Residential development will be supported by small scale convenience retail and commercial activities within the sub-precinct.
 - c. The neighbourhood will have a mix of residential uses (e.g. medium-high rise apartments, plexes and row/terrace) and tenures, providing housing choice and affordability.
 - d. Residential activities must:
 - i. where part of a mixed use multi-storey building, with active retail and commercial uses at the ground level where adjoining the main street boulevard, residential activities are to be located above the non-residential uses with a separate residential access or with frontage to a secondary street;
 - ii. be designed, sited and constructed to:
 - A. provide small building setbacks to the street;
 - B. contribute to an attractive streetscape with priority given to pedestrians;
 - C. encourage passive surveillance of public spaces;
 - D. result in privacy and residential amenity consistent with a medium to high density residential character;
 - E. orientate to integrate with the street and surrounding neighbourhood;
 - F. provide a diverse and attractive built form where buildings are located closer to the street and encourage active frontages;
 - G. provide an attractive streetscape with street trees for shade and hard footpaths for walking;
 - H. incorporate sub-tropical urban design principles that respond to local climatic conditions;
 - I. incorporate sustainable practices including maximising energy efficiency and water conservation;
 - J. be of a scale and density consistent with the medium to high density residential character of the area (e.g. 3-5 storey buildings).
 - e. Retail and commercial activities must:
 - i. be small scale and provide convenience, speciality services that are ancillary in function to residential activities in the sub-precinct;
 - ii. be located within the precinct on the main street boulevard, at street level with active frontages to the main street which connects this sub-precinct to the Civic space sub-precinct and the Centre core sub-precinct;
 - iii. be located on the ground floor and lower levels of multi-storey buildings, to promote activity, enable casual surveillance and economic exchange.
 - f. General works associated with the development achieves the following:

7 Local plans

- i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity, water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- g. 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.
 - h. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
 - i. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.
 - j. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
 - k. Development does not result in unacceptable impacts on the capacity and safety of the external road network.
 - l. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
 - m. Pedestrian connections are provided to integrate the development with the surrounding area as well as the street and public spaces.
 - n. Development constraints:
 - i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
 - A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path;
 - I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;

- III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
- IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

o. Development in the Residential north sub-precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> • Food and drink outlet⁽²⁸⁾ - if part of a mixed use building 	<ul style="list-style-type: none"> • Home based business⁽³⁵⁾ • Multiple dwelling⁽⁴⁹⁾ • Residential care facility⁽⁶⁵⁾ • Retirement facility⁽⁶⁷⁾ • Rooming accommodation⁽⁶⁹⁾ 	<ul style="list-style-type: none"> • Shop⁽⁷⁵⁾ - if part of a mixed use building • Short-term accommodation⁽⁷⁷⁾
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p. Development in the Residential north sub-precinct does not include one or more of the following uses:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁵⁾ • Community use⁽¹⁷⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual Occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Educational establishment⁽²⁴⁾ 	<ul style="list-style-type: none"> • Emergency services⁽²⁵⁾ • Extractive industry⁽²⁷⁾ • Health care services⁽³³⁾ • Hardware and trade supplies⁽³²⁾ • High impact industry⁽³⁴⁾ • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Low impact industry⁽⁴²⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ 	<ul style="list-style-type: none"> • Office⁽⁵³⁾ • Permanent plantation⁽⁵⁹⁾ • Place of worship⁽⁶⁰⁾ • Port services⁽⁶¹⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Rural industry⁽⁷⁰⁾ • Service industry⁽⁷³⁾ • Service Station - if standalone use⁽⁷⁴⁾ • Special industry⁽⁷⁹⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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7 Local plans

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

7.2.3.2.4.2 Requirements for assessment

Part G - Criteria for assessable development - Residential north sub-precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part G, Table 7.2.3.2.4.1, as well as the purpose statement and overall outcomes.

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

Table 7.2.3.2.4.1 Assessable development - Residential north sub-precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcome
General criteria	
Density	
<p>PO1</p> <p>Development in the Residential north sub-precinct has a high residential density in accordance with the minimum indicated on a neighbourhood development plan.</p>	No example provided.
Residential uses	
<p>PO2</p> <p>Dual occupancies⁽²¹⁾ and low density residential uses are not located in this precinct.</p>	No example provided.
Building height (Residential uses)	
<p>PO3</p> <p>Buildings and structures have a height that:</p> <ol style="list-style-type: none"> is consistent with the medium to high rise character of the Residential north sub-precinct; responds to the topographic features of the site, including slope and orientation; is not visually dominant or overbearing with respect to the streetscape; responds to the height of development on adjoining land where contained within another precinct or zone. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E3</p> <p>Building height does not exceed:</p> <ol style="list-style-type: none"> that mapped on Overlay map – Building heights; or for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.
Building height (Non-residential uses)	

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO4</p> <p>The height of buildings does not adversely affect amenity of the area or of adjoining properties.</p>	<p>E4</p> <p>Building heights accord with the minimums and maximums mapped on the Neighbourhood development plan map - Building heights except for architectural features associated with religious expression on Place of worship⁽⁶⁰⁾ and Educational establishment⁽²⁴⁾ buildings.</p>
Setbacks (Residential uses)	
<p>PO5</p> <p>Residential buildings and structures are setback to:</p> <ol style="list-style-type: none"> a. be consistent with medium to high density Residential north sub-precinct character where buildings are positioned close to the footpath to create active frontages; b. maintain private open space areas that are of a size and dimension to be usable and functional; c. maintain the privacy of adjoining properties; d. ensure parked vehicles do not restrict pedestrian and traffic movement and safety; e. limit the length, height and openings of boundary walls to maximise privacy and amenity on adjoining properties; f. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties; g. Provide adequate separation to particular infrastructure and water bodies to minimise adverse impacts on people, property, water quality and infrastructure. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E5.1</p> <p>Setbacks (excluding built to boundary walls) comply with Table 7.2.3.2.4.2 - Setback (Residential uses).</p> <p>E5.2</p> <p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <ol style="list-style-type: none"> a. of a length and height in Table 7.2.3.2.4.3; b. setback from the side boundary: <ol style="list-style-type: none"> i. not more than 20mm; or ii. if a plan of development shows only one built to boundary wall on the boundary, not more than 150mm; c. on the low side of a sloping lot. <p>Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.</p>
Setbacks (Non-residential uses)	
<p>PO6</p> <p>Front setbacks ensure buildings address and actively interface with streets and public spaces.</p>	<p>E6.1</p> <p>For the primary street frontage buildings are constructed:</p> <ol style="list-style-type: none"> a. to the property boundary; or b. setback a maximum of 3m from the property boundary, where for the purpose of outdoor dining.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome																																																
	<p>E6.2</p> <p>For the secondary frontage, setbacks are consistent with an adjoining building.</p>																																																
<p>PO7</p> <p>Side and rear setbacks cater for driveway(s), services, utilities and buffers required to protect the amenity of adjoining sensitive land uses.</p>	No example provided.																																																
Site cover (Residential uses)																																																	
<p>PO8</p> <p>Residential buildings and structures will ensure that site cover:</p> <ol style="list-style-type: none"> does not result in a site density that is inconsistent with the character of the area; does not result in an over development of the site; does not result in other elements of the site being compromised (e.g. Setbacks, open space etc); ensures that buildings and structures reflect the attached medium to high density urban character. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E8</p> <p>Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified in the table below.</p> <table border="1"> <thead> <tr> <th rowspan="2">Building height</th> <th colspan="6">Lot Size</th> </tr> <tr> <th>300m² or less</th> <th>301-400m²</th> <th>401-500m²</th> <th>501-1000m²</th> <th>1001-2500m²</th> <th>Greater than 2501m²</th> </tr> </thead> <tbody> <tr> <td>Less than 8.5m</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>60%</td> <td>60%</td> <td>60%</td> </tr> <tr> <td>>8.5m to 12.0m</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>50%</td> <td>50%</td> <td>50%</td> </tr> <tr> <td>>12.0m to 21m</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>50%</td> <td>40%</td> <td>40%</td> </tr> <tr> <td>>21m to 27m</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>35%</td> <td>35%</td> </tr> <tr> <td>Greater than 27m</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>25%</td> <td>25%</td> </tr> </tbody> </table> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	Building height	Lot Size						300m ² or less	301-400m ²	401-500m ²	501-1000m ²	1001-2500m ²	Greater than 2501m ²	Less than 8.5m	N/A	N/A	N/A	60%	60%	60%	>8.5m to 12.0m	N/A	N/A	N/A	50%	50%	50%	>12.0m to 21m	N/A	N/A	N/A	50%	40%	40%	>21m to 27m	N/A	N/A	N/A	N/A	35%	35%	Greater than 27m	N/A	N/A	N/A	N/A	25%	25%
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Movement network																																																	
<p>PO9</p> <p>Development is designed to connect to and form part of the surrounding neighbourhood by providing interconnected street, pedestrian and cyclist pathways to adjoining development, sub-precincts (e.g. Civic space sub-precinct and Mixed business sub-precinct), public transport nodes and open space.</p>	No example provided.																																																
Water sensitive urban design																																																	
PO10	No example provided.																																																

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites adjoining street frontages to mitigate impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.</p>	
Sensitive land use separation	
<p>PO11</p> <p>Sensitive land uses within 250m of land in the General industry sub-precinct must mitigate any potential exposure to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.</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>E11</p> <p>Development is designed and operated to ensure that:</p> <ol style="list-style-type: none"> it meets the criteria outlined in the Planning Scheme Policy - Noise; and the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met.
Amenity	
<p>PO12</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>	<p>No example provided.</p>
Noise	
<p>PO13</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO14</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"> contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport 	<p>E14.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <hr/> <p>E14.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</p> <p>b. maintaining the amenity of the streetscape.</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>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>a. are not visible from an adjoining road or public area unless:</p> <ul style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. <p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <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>
Works criteria	
Utilities	
<p>PO15</p> <p>The development is connected to an existing reticulated electricity supply system (approved by the relevant energy regulating authority) and the infrastructure does not negatively impact the streetscape.</p>	<p>E15</p> <p>The development is connected to underground electricity.</p>
<p>PO16</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO17</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO18</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>E18.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage system.</p>
	<p>E18.2</p> <p>Where not in a sewered area, the development is serviced by an appropriate on-site sewerage facility.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<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 The Plumbing and Drainage Act 2002.</p>
<p>PO19</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>E19.1</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Water 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>E19.2</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 supply of at least 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>
<p>PO20</p> <p>The development is provided with dedicated and constructed road access.</p>	<p>No example provided.</p>
<p>Access</p>	
<p>PO21</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. Rear entry, arcade etc.); provides safety and security of people and property at all times; does not impede active transport options; does not impact on the safe and efficient movement of traffic external to the site; where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	<p>No example provided.</p>
<p>PO22</p>	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Where required access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	
<p>PO23</p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> the development of the road network in the area; the function or safety of the road network; the capacity of the road network. <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>	<p>E23.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>E23.2</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>E23.3</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>E23.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO24</p> <p>Safe access facilities are provided for all vehicles required to access the site.</p>	<p>E24.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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. <p>E24.2</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<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> <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p>E24.3</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>E24.4</p> <p>The driveway construction across the verge conforms to the relevant standard drawing for the classification of the road in accordance with Planning scheme policy - Integrated design.</p>
<p>PO25</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; ensure the orderly and efficient continuation of the active transport network; ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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"> 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 Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features 	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve.</p> <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	
Stormwater	
<p>PO26</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 and examples.</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>	No example provided.
<p>PO27</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>	No example provided.
<p>PO28</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 2 of the SPP.</p> <p>Note - A site-based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	No example provided.
<p>PO29</p> <p>Easements for drainage purposes are provided over:</p>	No example provided.

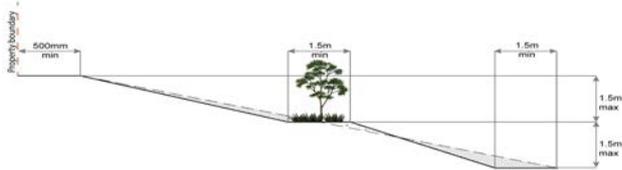
Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>a. stormwater pipes located within freehold land if the pipe diameter exceeds 300mm;</p> <p>b. overland flow paths where they cross more than one property boundary.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	
Site works and construction management	
<p>PO30</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO31</p> <p>All works on-site are managed to:</p> <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 streets and their critical root zone.</p>	<p>E31.1</p> <p>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, 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>E31.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E31.3</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
<p>PO32</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>Note - Where the amount of imported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>E32.1</p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p> <p>E32.2</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>E32.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p>
<p>PO33</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No example provided</p>
<p>PO34</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E34</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO35</p>	<p>E35.1</p>

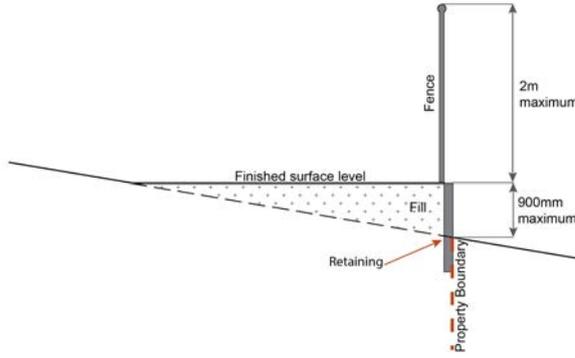
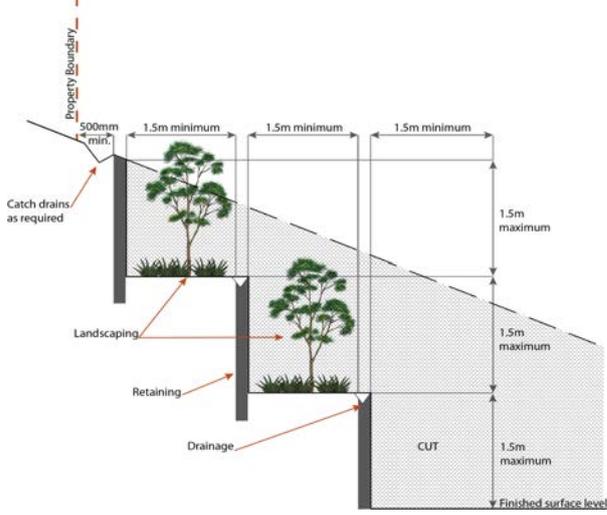
Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>The clearing of vegetation on-site:</p> <ul style="list-style-type: none"> a. is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</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> <hr/> <p>E35.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ul style="list-style-type: none"> a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.
<p>PO36</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 example provided.</p>
Earthworks	
<p>PO37</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"> a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fills and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential) <p>Note - Filling or excavation works are to be completed within six (6) months of the commencement date.</p>	<p>E37.1</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> <hr/> <p>E37.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <hr/> <p>E37.3</p> <p>All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.</p> <hr/> <p>E37.4</p> <p>All filling or excavation is contained within the site.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>E37.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that required for the necessary approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).
	<p>E37.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
	<p>E37.7</p> <p>Materials used for structural fill are in accordance with AS3798.</p>
	<p>E37.8</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO38</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E38</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p style="text-align: center;">Figure - Embankment</p> 
<p>PO39</p> <p>On-site earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; does not preclude reasonable access to a Council or public sector entity maintained infrastructure or 	<p>E39.1</p> <p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <p>E39.2</p>

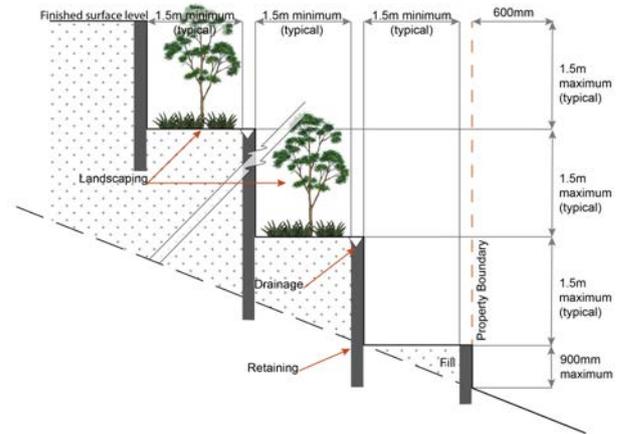
Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>Earthworks that would result in any of the following are not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over the Council or public sector entity maintained service to less than 600mm; an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO40</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - A slope stability report prepared by an RPEQ may be required.</p>	<p>No example provided.</p>
<p>PO41</p> <p>Filling or excavation does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; any clearing of native vegetation. <p>Note - To demonstrate compliance with this outcome, Planning scheme policy - Stormwater management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements..</p>	<p>No example provided</p>
Retaining walls and structures	
<p>PO42</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>E42</p> <p>Earth retaining structures:</p> <ol style="list-style-type: none"> are not constructed of boulder rocks or timber; where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p style="text-align: center;">Figure - Retaining on a boundary</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> <p style="text-align: center;">Figure - Cut</p> 

Performance outcomes	Examples that achieve aspects of the Performance Outcome
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Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

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

AND

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

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

PO43

Development incorporates a fire fighting system that:

- a. satisfies the reasonable needs of the fire fighting entity for the area;
- b. is appropriate for the size, shape and topography of the development and its surrounds;
- c. is compatible with the operational equipment available to the fire fighting entity for the area;

E43.1

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

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

- a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another;</p> <p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <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>associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;</p> <p>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);</p> <p>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:</p> <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p> <p>E43.2</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> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. <p>E43.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
<p>PO44</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>E44</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used);

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<ul style="list-style-type: none"> iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>PO45</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>E45</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>
Use specific criteria	
Home based business ⁽³⁵⁾	
<p>PO46</p> <p>The scale and intensity of the Home based business⁽³⁵⁾:</p> <ul style="list-style-type: none"> a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape; c. does not adversely impact on the amenity of the adjoining and nearby premises; 	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> d. remains ancillary to the residential use of the dwelling; e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; f. ensures employees and visitors to the site do not negatively impact the expected amenity of adjoining properties; g. ensures service and delivery vehicles do not negatively impact the amenity of the area. 	
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO47</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"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E47.1</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"> a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. <p>E47.2</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>PO48</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E48</p> <p>Access control arrangements:</p> <ul style="list-style-type: none"> a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
<p>PO49</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p>	<p>E49</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>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	
Sales office ⁽⁷²⁾	
<p>PO50</p> <p>The Sales office⁽⁷²⁾ is designed to:</p> <ul style="list-style-type: none"> a. provide functional and safe access, manoeuvring areas and car parking spaces for the number and type of vehicles anticipated to access the site; b. complement the streetscape character while maintaining surveillance between buildings and public spaces; c. be temporary in nature. <p>Note - Refer to Planning scheme policy - Residential design for access and crossover requirements.</p>	No example provided.
Telecommunications facility ⁽⁸¹⁾	
<p>Editor's note - In accordance with the Federal legislation Telecommunications facilities ⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO51</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E51.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p>
<p>PO52</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E51.2</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>PO53</p>	<p>E52</p> <p>A minimum of 45m² 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>E53</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</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>PO54</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E54.1</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>E54.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>E54.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	<p>E54.4</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>E54.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>E54.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO55</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>E55</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>PO56</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>E56</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
Retail and commercial activities	
<p>PO57</p> <p>Retail and commercial activities do not establish in this precinct unless adjoining:</p> <ul style="list-style-type: none"> a. the main street boulevard (West street) or b. the transit stop. 	<p>No example provided.</p>
<p>PO58</p> <p>Retail and commercial uses within the sub-precinct are of a small scale and are subordinate to the residential activities within the Residential north sub-precinct (approximate ratio 80% residential 20% retail or commercial)</p>	<p>E58</p> <p>Retail and commercial uses have a maximum GFA of 100m² each.</p>
<p>PO59</p> <p>Non-residential uses address and activate streets and public spaces by:</p> <ul style="list-style-type: none"> a. ensuring buildings and individual tenancies address street frontage(s), civic space and other areas of pedestrian movement; b. new buildings adjoin or are within 3m of the primary street frontage(s), civic space or public open space; c. locating car parking areas behind or under buildings to not dominate the street environment; d. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. the use of windows or glazing and avoiding blank walls with the use of sleeving); 	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> e. providing visual interest to the façade (e.g. windows or glazing, variation in colour, materials, finishes, articulation, recesses or projections); f. establishing and maintaining human scale. 	
<p>PO60</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enables differentiation between buildings; c. contributes to a safe environment; d. incorporates architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning); e. includes building entrances that are readily identifiable from the road frontage; f. locate and orientate to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. incorporate appropriate acoustic treatments, having regard to any adjoining residential uses; h. facilitate casual surveillance of all public spaces. 	No example provided.
<p>PO61</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ul style="list-style-type: none"> a. prioritises the movement and safety of pedestrians between the street frontage and the entrance to the building; b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. is consolidated and shared with adjoining sites wherever possible. 	No example provided.
<p>PO62</p>	No example provided.

Performance outcomes	Examples that achieve aspects of the Performance Outcome								
<p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:</p> <ol style="list-style-type: none"> located along the most direct route between building entrances, car parks and adjoining uses; protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); are of a width to allow safe and efficient access for prams and wheelchairs. 									
<p>PO63</p> <p>The number of car parking spaces is managed to:</p> <ol style="list-style-type: none"> avoid significant impacts on the safety and efficiency of the road network; avoid an oversupply of car parking spaces; avoid the visual impact of large areas of open car parking from road frontages and public areas; promote active and public transport options; promote innovative solutions, including on-street parking and shared parking areas. <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>E63.1</p> <p>Car parking is provided in accordance with table 7.2.3.2.4.4.</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> <p>E63.2</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>								
<p>PO64</p> <ol style="list-style-type: none"> End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: <ol style="list-style-type: none"> adequate bicycle parking and storage facilities; and adequate provision for securing belongings; and change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: 	<p>E64.1</p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table border="1" data-bbox="810 1637 1465 1951"> <thead> <tr> <th data-bbox="815 1644 1114 1688">Use</th> <th data-bbox="1117 1644 1460 1688">Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td data-bbox="815 1693 1114 1765">Residential uses comprised of dwellings</td> <td data-bbox="1117 1693 1460 1765">Minimum 1 space per dwelling</td> </tr> <tr> <td data-bbox="815 1769 1114 1872">All other residential uses</td> <td data-bbox="1117 1769 1460 1872">Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td data-bbox="815 1877 1114 1944">Non-residential uses</td> <td data-bbox="1117 1877 1460 1944">Minimum 1 space per 200m² of GFA</td> </tr> </tbody> </table> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a</p>	Use	Minimum Bicycle Parking	Residential uses comprised of dwellings	Minimum 1 space per dwelling	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking	Non-residential uses	Minimum 1 space per 200m ² of GFA
Use	Minimum Bicycle Parking								
Residential uses comprised of dwellings	Minimum 1 space per dwelling								
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking								
Non-residential uses	Minimum 1 space per 200m ² of GFA								

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>i. the projected population growth and forward planning for road upgrading and development of cycle paths; or</p> <p>ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or</p> <p>iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.</p> <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p> <p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<p>combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <hr/> <p>E64.2</p> <p>Bicycle parking is:</p> <ol style="list-style-type: none"> provided in accordance with <i>Austroads (2008), Guide to Traffic Management - Part 11: Parking</i>; protected from the weather by its location or a dedicated roof structure; located within the building or in a dedicated, secure structure for residents and staff; adjacent to building entrances or in public areas for customers and visitors. <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <hr/> <p>E64.3</p> <p>For non-residential uses, storage lockers:</p> <ol style="list-style-type: none"> are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number); have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth). <p>Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome																																		
	<p>amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>E64.4</p> <p>For non-residential uses, changing rooms:</p> <ol style="list-style-type: none"> a. are provided at a rate of 1 per 10 bicycle parking spaces; b. are fitted with a lockable door or otherwise screened from public view; c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below: <table border="1" data-bbox="810 824 1465 1473"> <thead> <tr> <th>Bicycle spaces provided</th> <th>Male/Female</th> <th>Change rooms required</th> <th>Showers required</th> <th>Sanitary compartments required</th> <th>Washbasins required</th> </tr> </thead> <tbody> <tr> <td>1-5</td> <td>Male and female</td> <td>1 unisex change room</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td>6-19</td> <td>Female</td> <td>1</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td rowspan="3">20 or more</td> <td>Male</td> <td>1</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td>Female</td> <td>1</td> <td>2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td>2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter</td> <td>1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> <tr> <td>Male</td> <td>1</td> <td>2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td>1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter</td> <td>1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> </tbody> </table> <p>Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.</p> <p>Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <ol style="list-style-type: none"> d. are provided with: <ol style="list-style-type: none"> i. a mirror located above each wash basin; ii. a hook and bench seating within each shower compartment; iii. a socket-outlet located adjacent to each wash basin. <p>Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance</p>	Bicycle spaces provided	Male/Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required	1-5	Male and female	1 unisex change room	1	1 closet pan	1	6-19	Female	1	1	1 closet pan	1	20 or more	Male	1	1	1 closet pan	1	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
Bicycle spaces provided	Male/Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required																														
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6-19	Female	1	1	1 closet pan	1																														
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7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>to the building and within 50 metres of bicycle parking and storage facilities</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>
<p>PO65</p> <p>Loading and servicing areas:</p> <ol style="list-style-type: none"> are not visible from the street frontage; are integrated into the design of the building; include screening and buffers to reduce negative impacts on adjoining sensitive land uses; where possible loading and servicing areas are consolidated and shared with adjoining sites. 	<p>No example provided.</p>
<p>PO66</p> <p>Bins and bin storage areas are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>E66</p> <p>Bins and bin storage areas are designed, located and managed in accordance with Planning scheme policy - Waste.</p>
<p>PO67</p> <p>On-site landscaping is provided, that:</p> <ol style="list-style-type: none"> is incorporated into the design of the development; reduces the dominance of car parking and servicing areas from the street frontage; retains mature trees wherever possible; does not create safety or security issues by creating potential concealment areas or interfering with sight lines; maintains the achievement of active frontages and sight lines for casual surveillance. <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO68</p>	<p>E68</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
Surveillance and overlooking are maintained between the road frontage and the main building line.	No fencing is provided forward of the building line.
<p>PO69</p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residential and other sensitive land uses.</p>	No example provided.
<p>PO70</p> <p>The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.</p>	No example provided.
<p>Values and constraints criteria</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>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</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>PO71</p> <p>Development will:</p> <ol style="list-style-type: none"> a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; 	<p>E71</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided. 	
<p>PO72</p> <p>Demolition and removal is only considered where:</p> <ul style="list-style-type: none"> a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	No example provided.
<p>PO73</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>	No example provided.
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO74</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	No example provided.
<p>PO75</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for 	No example provided.

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>any event up to and including the 1% AEP for the fully developed upstream catchment;</p> <p>b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO76</p> <p>Development does not:</p> <p>a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level;</p> <p>b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.</p> <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO77</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>E77</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>PO78</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>E78</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>PO79</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>E79.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <p>a. Urban area – Level III;</p> <p>b. Rural area – N/A;</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<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>c. Industrial area – Level V; d. Commercial area – Level V.</p> <p>E79.2</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>PO80</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <p>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</p> <p>b. an overland flow path where it crosses more than one premises;</p> <p>c. inter-allotment drainage infrastructure.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO81</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <p>a. public benefit and enjoyment is maximised;</p> <p>b. impacts on the asset life and integrity of park structures is minimised;</p> <p>c. maintenance and replacement costs are minimised.</p>	<p>E81</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<p>Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO82</p> <p>Development within a High voltage electricity line buffer:</p> <p>a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields;</p>	<p>E82</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>b. is located and designed in a manner that maintains a high level of security of supply;</p> <p>c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.</p>	

Table 7.2.3.2.4.2 Setbacks

Residential uses										
Height	Frontage primary			Frontage secondary to street			Frontage secondary to lane	Side non-built to boundary wall	Rear To OMP and wall	Canal To OMP and wall
	To wall	To OMP	To covered car parking space	To wall	To OMP	To covered car parking space	To OMP and wall	To OMP and wall		
Less than 4.5m	Min 1m	Min 1m	Min 5.4m*	Min 1m	Min 1m	Min 5.4m*	Min 0.5m	Min 1.5m	Min 1.5m	Min 4.5m
4.5 to 8.5m	Min 1m	Min 1m	N/A	Min 1m	Min 1m	N/A	Min 0.5m	Min 2m	Min 2m	Min 4.5m
Greater than 8.5m	Min 5m	Min 3m	N/A	Min 2m	Min 1m	N/A	Min 0.5m	Min 2m up to 8.5m in height; plus 0.5m for every 3m in height or part thereof over 8.5m	Min 5m	Min 4.5m

Note - * for Dwelling Houses⁽²²⁾ and Dual Occupancies⁽²¹⁾ only

Table 7.2.3.2.4.3 Built to boundary walls (Residential uses)

Lot frontage width	Mandatory / Optional	Length and height of built to boundary wall
		Urban neighbourhood precinct
Less than 7.5m	Mandatory - both sides unless a corner lot	Max Length: 80% of the length of the boundary Max Height: 8.5m
7.5m to 12.5m	Mandatory - one side	Max Length: 70% of the length of the boundary Max Height: 10.5m
>12.5m to 18m	Optional: <ul style="list-style-type: none"> i. on 1 boundary only; ii. where the built to boundary wall adjoins a lot with a frontage less than 18m. 	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 10.5m
Greater than 18m	As per QDC	

7 Local plans

Table 7.2.3.2.4.4 Car parking spaces

Site proximity	Land use	Maximum number of car spaces to be provided	Minimum number of car Spaces to be provided
Within 800m walkable Catchment* of a higher order centre	Non-residential	1 per 30m ² GFA	1 per 50m ² GFA
	Residential – permanent/long term	N/A	1 per dwelling
	Residential – serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces
Other (Wider catchment)	Non-residential	1 per 20m ² GFA	1 per 30m ² GFA
	Residential – permanent/long term	N/A	1 per dwelling
	Residential – serviced/short term	1 per dwelling + staff spaces	1 per 5 dwellings + staff spaces

Note - Car parking rates are to be rounded up to the nearest whole number.

Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.

Note - Residential - Permanent/long term includes: Multiple dwelling⁽⁴⁹⁾, Relocatable home park⁽⁶²⁾, Residential care facility⁽⁶⁵⁾, Retirement facility⁽⁶⁷⁾.

Note - Residential - Services/short term includes: Rooming accommodation⁽⁶⁹⁾ or Short-term accommodation⁽⁷⁷⁾.

7.2.3.2.5 Residential south sub-precinct

7.2.3.2.5.1 Purpose - Residential south sub-precinct

1. The purpose of the Residential south sub-precinct will be achieved through the following overall outcomes:
 - a. The Residential south sub-precinct will comprise a medium to high density neighbourhood that will achieve a minimum net density of 30 dwellings per ha, supporting the retail and commercial activities within the town centre precinct.
 - b. Residential development will be supported by small scale convenience retail and commercial activities within the sub-precinct.
 - c. The Residential south neighbourhood will have a mix of residential uses (e.g. low-medium rise walk up apartments, plexes, row/terrace housing etc), tenure and densities on a variety of lot sizes providing housing choice and affordability for different lifestyle choices and life stages to meet diverse community needs.
 - d. Residential activities are designed, sited and constructed to:
 - i. provide small building setbacks to the street;
 - ii. contribute to an attractive streetscape with priority given to pedestrians;
 - iii. encourage passive surveillance of public spaces;
 - iv. result in privacy and residential amenity consistent with the medium to high density residential character of the area;
 - v. orientate to integrate with the street and surrounding neighbourhood;
 - vi. provide a diverse and attractive built form where buildings are located closer to the street and encourage active frontages;
 - vii. provide an attractive streetscape with street trees for shade and hard footpaths for walking;
 - viii. incorporate sub-tropical urban design principles that respond to local climatic conditions;
 - ix. incorporate sustainable practices including maximising energy efficiency and water conservation;
 - x. incorporate natural features and respond to site topography;
 - xi. be of a scale and density consistent with the medium to high density residential character of the area;
 - xii. locate car parking so as not to dominate the street;
 - xiii. cater for appropriate car parking and manoeuvring areas on-site;
 - xiv. provide urban services such as reticulated water, sewerage, sealed roads, parks and other identified infrastructure.
 - e. Retail and commercial activities must:
 - i. be small scale and provide convenience, speciality services that are ancillary function to residential activities in the sub-precinct;
 - ii. be located within the precinct on or at the intersection of the major street network,
 - iii. where part of a mixed use development be at street level with active frontages to the major streets;
 - iv. be appropriately designed and located to include active frontages;

7 Local plans

- v. not negatively impact adjoining residents or the streetscape;
- vi. the design, siting and construction of non-residential uses:
 - A. maintains a human scale, through appropriate building heights and form;
 - B. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces;
 - C. provides for active and passive surveillance of road frontages, movement corridors and public spaces;
 - D. promotes active transport options and ensures an oversupply of car parking is not provided.
- f. General works associated with the development achieves the following:
 - i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity, water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- g. 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.
- h. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- i. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.
- j. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
- k. Development does not result in unacceptable impacts on the capacity and safety of the external road network.
- l. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
- m. Pedestrian connections are provided to integrate the development with the surrounding area as well as the street and public spaces.
- n. Development constraints:
 - i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:

- A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
- B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
- C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
- D. ensuring effective and efficient disaster management response and recovery capabilities;
- E. for overland flow path;
 - I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
 - IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

- o. Development in the Residential south sub-precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> • Community residence⁽¹⁶⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Home based business⁽³⁵⁾ • Multiple dwelling⁽⁴⁹⁾ • Relocatable home park⁽⁶²⁾ - if within 800m walking distance of a higher order or district centre 	<ul style="list-style-type: none"> • Residential care facility⁽⁶⁵⁾ - if within 800m walking distance of a transit stop • Retirement facility⁽⁶⁷⁾ - if within 800m walking distance of a transit stop • Rooming accommodation⁽⁶⁹⁾ - if within 800m walking distance of a transit stop 	<ul style="list-style-type: none"> • Sales office⁽⁷²⁾ • Shop⁽⁷⁵⁾ - if for a corner store • Short-term accommodation⁽⁷⁷⁾ - if within 800m walking distance of a transit stop
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- p. Development in the Residential south sub-precinct does not include one or more of the following uses:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Cemetery⁽¹²⁾ 	<ul style="list-style-type: none"> • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • High impact industry⁽³⁴⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Low impact industry⁽⁴²⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ 	<ul style="list-style-type: none"> • Place of worship⁽⁶⁰⁾ • Port services⁽⁶¹⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Rural industry⁽⁷⁰⁾ • Rural workers accommodation⁽⁷¹⁾ • Service Industry⁽⁷³⁾
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7 Local plans

<ul style="list-style-type: none"> • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community use⁽¹⁷⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Educational establishment⁽²⁴⁾ • Extractive industry⁽²⁷⁾ • Emergency services⁽²⁵⁾ • Food and drink outlet⁽²⁸⁾ 	<ul style="list-style-type: none"> • Motor sport facility⁽⁴⁸⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Permanent plantation⁽⁵⁹⁾ 	<ul style="list-style-type: none"> • Service Station⁽⁷⁴⁾ - if standalone use • Shop⁽⁷⁵⁾ - if not for a corner store • Shopping centre⁽⁷⁶⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Transport depot⁽⁸⁵⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- q. Development not listed in the tables above may be considered on its merits where it reflects and supports the outcomes of the zone.

7.2.3.2.5.2 Requirements for assessment

Part H — Criteria for assessable development - Residential south sub-precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part H, Table 7.2.3.2.5.1, as well as the purpose statement and overall outcomes.

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

Table 7.2.3.2.5.1 Assessable development - Residential south sub-precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcome
General criteria	
Density	
PO1 Development in the Residential south sub-precinct has a medium to high residential density in accordance with the minimum indicated on a neighbourhood development plan.	No example provided.
Residential uses	

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO2</p> <p>Residential uses are appropriately located within the precinct having regard to:</p> <ul style="list-style-type: none"> a. the housing diversity and mix sought within the precinct; b. the proximity to existing centres, neighbourhood hubs, public open space and train stations; c. the lot frontage; d. the order of road and street type. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E2.1</p> <p>Residential uses adjoining Bellmere road consist of 2-3 storey town houses that face Bellmere road and gain vehicle access from the rear.</p> <hr/> <p>E2.2</p> <p>Residential uses south of those adjoining Bellmere road comprise a mix of built forms and tenures.</p>
Building height (Residential uses)	
<p>PO3</p> <p>Buildings and structures have a height that:</p> <ul style="list-style-type: none"> a. is consistent with the low to medium rise character of the Residential south sub-precinct; b. responds to the topographic features of the site, including slope and orientation; c. is not visually dominant or overbearing with respect to the streetscape; d. responds to the height of development on adjoining land where contained within another precinct or zone. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E3</p> <p>Building height does not exceed:</p> <ul style="list-style-type: none"> a. that mapped on Overlay map – Building heights; or b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.
Building height (Non-residential uses)	
<p>PO4</p> <p>The height of buildings does not adversely affect amenity of the area or of adjoining properties.</p>	<p>E4</p> <p>Building heights do not exceed that mapped on Neighbourhood development plan map - Building heights except for architectural features associated with religious expression on Place of worship⁽⁶⁰⁾ and Educational establishment⁽²⁴⁾ buildings.</p>
Setbacks (Residential uses)	
<p>PO5</p>	<p>E5.1</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Residential buildings and structures are setback to:</p> <ul style="list-style-type: none"> a. be consistent with the low to medium density next generation neighbourhood character intended for the area, where buildings are positioned closer to the footpath to create more active frontages and maximise private open space at the rear; b. result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites; c. maintain private open space areas that are of a size and dimension to be usable and functional; d. maintain the privacy of adjoining properties; e. ensure parked vehicles do not restrict pedestrian and traffic movement and safety; f. limit the length, height and openings of boundary walls to maximise privacy and amenity on adjoining properties; g. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure; h. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>Setbacks (excluding built to boundary walls) comply with Table 7.2.3.2.5.2 - Setback (Residential uses).</p> <p>E5.2</p> <p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <ul style="list-style-type: none"> a. of a length and height in Table 7.2.3.2.5.3; b. setback from the side boundary: <ul style="list-style-type: none"> i. not more than 20mm; or ii. if a plan of development shows only one built to boundary wall on the boundary, not more than 150mm; c. on the low side of a sloping lot. <p>Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.</p>
Setbacks (Non-residential uses)	
<p>PO6</p> <p>Front setbacks ensure buildings address and actively interface with streets and public spaces.</p>	<p>E6.1</p> <p>For the primary frontage buildings are constructed:</p> <ul style="list-style-type: none"> a. to the property boundary; or b. setback a maximum of 3m from the property boundary, where for the purpose of outdoor dining. <p>E6.2</p> <p>For the secondary frontage, setbacks are consistent with an adjoining building.</p>
<p>PO7</p>	<p>E7</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome																																		
Side and rear setbacks cater for driveway(s), services, utilities and buffers required to protect the amenity of adjoining sensitive land uses.	No example provided.																																		
Site cover (Residential uses)																																			
<p>PO8</p> <p>Residential buildings and structures will ensure that site cover:</p> <ol style="list-style-type: none"> does not result in a site density that is inconsistent with the character of the area; does not result in an over development of the site; does not result in other elements of the site being compromised (e.g. Setbacks, open space etc); reflects the low to medium density character intended for the area. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E8</p> <p>Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in accordance with the table below:</p> <table border="1" data-bbox="810 719 1466 1111"> <thead> <tr> <th rowspan="2">Building height</th> <th colspan="6">Lot Size</th> </tr> <tr> <th>300m² or less</th> <th>301-400m²</th> <th>401-500m²</th> <th>501-1000m²</th> <th>1001-2500m²</th> <th>Greater than 2501m²</th> </tr> </thead> <tbody> <tr> <td>Less than 8.5m</td> <td>75%</td> <td>70%</td> <td>60%</td> <td>60%</td> <td>60%</td> <td>60%</td> </tr> <tr> <td>8.5m -12.0m</td> <td>50%</td> <td>50%</td> <td>60%</td> <td>50%</td> <td>50%</td> <td>50%</td> </tr> <tr> <td>Greater than 12.0m</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>50%</td> <td>40%</td> <td>40%</td> </tr> </tbody> </table> <p>Note - Refer to Planning scheme policy - Residential design for method of calculation.</p>	Building height	Lot Size						300m ² or less	301-400m ²	401-500m ²	501-1000m ²	1001-2500m ²	Greater than 2501m ²	Less than 8.5m	75%	70%	60%	60%	60%	60%	8.5m -12.0m	50%	50%	60%	50%	50%	50%	Greater than 12.0m	N/A	N/A	N/A	50%	40%	40%
Building height	Lot Size																																		
	300m ² or less	301-400m ²	401-500m ²	501-1000m ²	1001-2500m ²	Greater than 2501m ²																													
Less than 8.5m	75%	70%	60%	60%	60%	60%																													
8.5m -12.0m	50%	50%	60%	50%	50%	50%																													
Greater than 12.0m	N/A	N/A	N/A	50%	40%	40%																													
Movement network																																			
<p>PO9</p> <p>Development is designed to connect to and form part of the surrounding neighbourhood by providing interconnected street, pedestrian and cyclist pathways to adjoining development, nearby sub-precincts, public transport nodes and open space.</p>	No example provided.																																		
Water sensitive urban design																																			
<p>PO10</p> <p>Best practice Water Sensitive Urban Design (SWD) is incorporated within development sites adjoining street frontages to mitigate impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.</p>	No example provided.																																		
Sensitive land use separation																																			
PO11	<p>E11</p> <p>Development is designed and operated to ensure that:</p>																																		

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Sensitive land uses within 250m of land in the General industry sub-precinct must mitigate any potential exposure to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.</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>a. it meets the criteria outlined in the Planning Scheme Policy - Noise; and</p> <p>b. the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met.</p>
Amenity	
<p>PO12</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other nuisance.</p>	<p>No example provided.</p>
Noise	
<p>PO13</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO14</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <p>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);</p> <p>b. maintaining the amenity of the streetscape.</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>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>E14.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E14.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <p>a. are not visible from an adjoining road or public area unless:</p> <p>i. adjoining a motorway or rail line; or</p> <p>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.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <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>
Works criteria	
Utilities	
<p>PO15</p> <p>The development is connected to an existing reticulated electricity supply system (approved by the relevant energy regulating authority) and the infrastructure does not negatively impact the streetscape.</p>	<p>E15</p> <p>The development is connected to underground electricity.</p>
<p>PO16</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO17</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO18</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>E18.1</p> <p>Where in a sewerage area, the development is connected to a reticulated sewerage system.</p> <p>E18.2</p> <p>Where not in a sewerage 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 The Plumbing and Drainage Act 2002.</p>
<p>PO19</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>E19.1</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Water Connections Policy, the development is connected to the</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>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>E19.2</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 supply of at least 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>
<p>PO20</p> <p>The development is provided with dedicated and constructed road access.</p>	<p>No example provided.</p>
<p>Access</p>	
<p>PO21</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. Rear entry, arcade etc.); provides safety and security of people and property at all times; does not impede active transport options; does not impact on the safe and efficient movement of traffic external to the site; where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	<p>No example provided.</p>
<p>PO22</p> <p>Where required access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO23</p>	<p>E23.1</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> the development of the road network in the area; the function or safety of the road network; the capacity of the road network. <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>	<p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>E23.2</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>E23.3</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>E23.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO24</p> <p>Safe access facilities are provided for all vehicles required to access the site.</p>	<p>E24.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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. <p>E24.2</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> <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p>E24.3</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<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> <hr/> <p>E24.4</p> <p>The driveway construction across the verge conforms to the relevant standard drawing for the classification of the road in accordance with Planning scheme policy - Integrated design.</p>
<p>PO25</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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"> 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 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	<p>No example provided.</p>
Stormwater	
PO26	No example provided.

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<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 and examples.</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>PO27</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>	No example provided.
<p>PO28</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 2 of the SPP.</p> <p>Note - A site-based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	No example provided.
<p>PO29</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> a. stormwater pipes located within freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. <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>	No example provided.

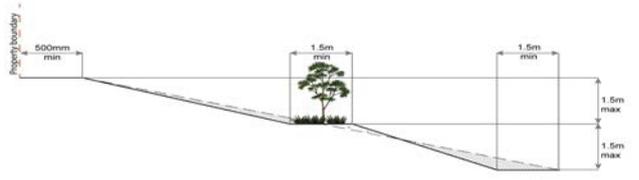
7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
Site works and construction management	
<p>PO30</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO31</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> 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; minimise as far as possible, impacts on the natural environment; ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; avoid adverse impacts on street streets and their critical root zone. 	<p>E31.1</p> <p>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, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; stormwater discharged to adjoining and downstream properties does not cause scour and erosion; stormwater discharge rates do not exceed pre-existing conditions; the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins. <p>E31.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E31.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
<p>PO32</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No example provided</p>
<p>PO33</p>	<p>E33.1</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<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>Note - Where the amount of imported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p> <p>E33.2</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>E33.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p>
<p>PO34</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E34</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> topsoiled with a minimum compacted thickness of fifty (50) millimetres; grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO35</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E35.1</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>E35.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p>

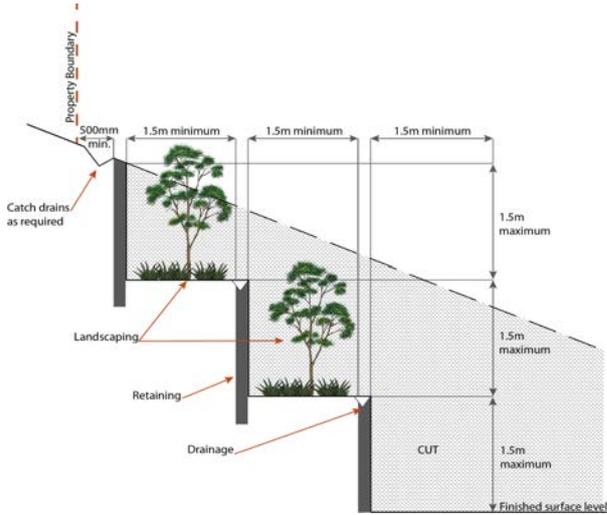
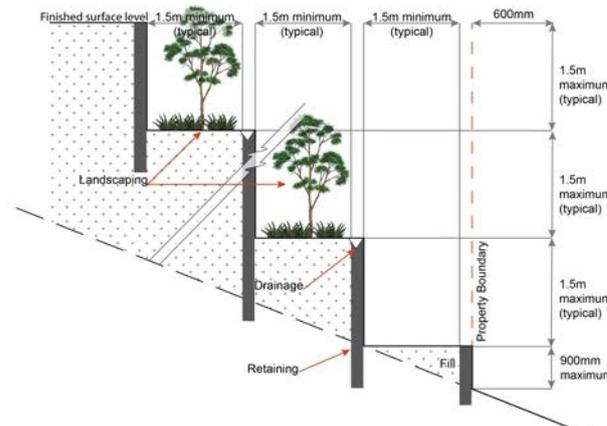
7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<ul style="list-style-type: none"> a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.
<p>PO36</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 example provided.</p>
Earthworks	
<p>PO37</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"> a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fills and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential) <p>Note - Filling or excavation works are to be completed within six (6) months of the commencement date.</p>	<p>E37.1</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> <hr/> <p>E37.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <hr/> <p>E37.3</p> <p>All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.</p> <hr/> <p>E37.4</p> <p>All filling or excavation is contained within the site.</p> <hr/> <p>E37.5</p> <p>All fill placed on-site is:</p> <ul style="list-style-type: none"> a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <hr/> <p>E37.6</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E37.7</p> <p>Materials used for structural fill are in accordance with AS3798.</p> <p>E37.8</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO38</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E38</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p style="text-align: center;">Figure - Embankment</p> 
<p>PO39</p> <p>On-site earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>E39.1</p> <p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <p>E39.2</p> <p>Earthworks that would result in any of the following are not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over the Council or public sector entity maintained service to less than 600mm; an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO40</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - A slope stability report prepared by an RPEQ may be required.</p>	<p>No example provided.</p>
<p>PO41</p> <p>Filling or excavation does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; any clearing of native vegetation. <p>Note - To demonstrate compliance with this outcome, Planning scheme policy - Stormwater management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements..</p>	<p>No example provided</p>
Retaining walls and structures	
<p>PO42</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>E42</p> <p>Earth retaining structures:</p> <ol style="list-style-type: none"> are not constructed of boulder rocks or timber; where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; <div data-bbox="847 1559 1426 1980" data-label="Diagram"> <p style="text-align: center;">Figure - Retaining on a boundary</p> <p>The diagram illustrates a retaining wall structure on a property boundary. The wall is shown as a vertical line with a maximum height of 900mm. A fence is attached to the top of the wall, with a maximum height of 2m. The ground level is labeled 'Finished surface level'. The area behind the wall is labeled 'Fill'. The wall is labeled 'Retaining' and 'Property Boundary'.</p> </div> <ol style="list-style-type: none"> where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>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> <p style="text-align: center;">Figure - Cut</p>  <p style="text-align: center;">Figure - Fill</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⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or
 - iv. material change of use for outdoor sales⁽⁵⁴⁾, outdoor processing or outdoor storage where involving combustible materials.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>AND</p> <p>b. none of the following exceptions apply:</p> <ul style="list-style-type: none"> 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. <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>PO43</p> <p>Development incorporates a fire fighting system that:</p> <ul style="list-style-type: none"> a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another; e. considers the fire hazard inherent in the surrounds to the development site; f. is maintained in effective operating order. <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>E43.1</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 requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:</p> <ul style="list-style-type: none"> a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6. <p>E43.2</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> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m;

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</p> <p>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</p> <p>E43.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
<p>PO44</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>E44</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <p>a. those external hydrants can be seen from the vehicular entry point to the site; or</p> <p>b. a sign identifying the following is provided at the vehicular entry point to the site:</p> <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>PO45</p>	<p>E45</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<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>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>
Use specific criteria	
Dual occupancies ⁽²¹⁾	
<p>PO46</p> <p>Dual Occupancies⁽²¹⁾:</p> <ul style="list-style-type: none"> a. are dispersed within the streetscape; b. contribute to the diversity of dwelling types and forms; c. are not the predominant built form. <p>Note - Refer to Planning scheme policy - Residential design for dispersal methods and calculation.</p>	<p>No example provided.</p>
Home based business ⁽³⁵⁾	
<p>PO47</p> <p>The scale and intensity of the Home based business⁽³⁵⁾:</p> <ul style="list-style-type: none"> a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand and on-site manoeuvring without negatively impacting the streetscape; c. does not adversely impact on the amenity of the adjoining and nearby premises; d. remains ancillary to the residential use of the dwelling house⁽²²⁾; e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; 	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>f. ensure employees and visitor to the site do not negatively impact the expected amenity of adjoining properties;</p> <p>g. ensure service and delivery vehicles do not negatively impact the amenity of the area.</p>	
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO48</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <p>a. high quality design and construction;</p> <p>b. visually integrated with the surrounding area;</p> <p>c. not visually dominant or intrusive;</p> <p>d. located behind the main building line;</p> <p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>E48.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <p>a. are enclosed within buildings or structures;</p> <p>b. are located behind the main building line;</p> <p>c. have a similar height, bulk and scale to the surrounding fabric;</p> <p>d. have horizontal and vertical articulation applied to all exterior walls.</p> <p>E48.2</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>PO49</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E49</p> <p>Access control arrangements:</p> <p>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</p> <p>b. minimise the number and width of crossovers and entry points;</p> <p>c. provide safe vehicular access to the site;</p> <p>d. do not utilise barbed wire or razor wire.</p>
<p>PO50</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <p>a. generates no audible sound at the site boundaries where in a residential setting; or</p> <p>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>	<p>E50</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>
Sales office⁽⁷²⁾	
<p>PO51</p> <p>The sales office⁽⁷²⁾ is designed to:</p>	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>a. provide functional and safe access, manoeuvring areas and car parking spaces for the number and type of vehicles anticipated to access the site;</p> <p>b. complement the streetscape character while maintaining surveillance between buildings and public spaces;</p> <p>c. be temporary in nature.</p> <p>Note - Refer to Planning scheme policy - Integrated design for access and crossover requirements.</p>	
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO52</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E52.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>E52.2</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>PO53</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E53</p> <p>A minimum of 45m² 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>PO54</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E54</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>PO55</p>	<p>E55.1</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<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>E55.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>E55.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	<p>E55.4</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>E55.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>E55.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO56</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>E56</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>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO57</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>E57</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
Retail and commercial activities	
<p>PO58</p> <p>Corner stores may establish as standalone uses where:</p> <ol style="list-style-type: none"> a. having a maximum GFA of 250m²; b. the building adjoins the street frontage and has its main pedestrian entrance from the street frontage; c. not within 1600m of another corner store, neighbourhood hub or centre. 	<p>No example provided.</p>
<p>PO59</p> <p>Non-residential uses address and activate streets and public spaces by:</p> <ol style="list-style-type: none"> a. ensuring buildings and individual tenancies address street frontage(s), civic space and other areas of pedestrian movement; b. new buildings adjoin or are within 3m of the primary frontage(s), civic space or public open space; c. locating car parking areas behind or under buildings to not dominate the street environment; d. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. The use of windows or glazing and avoiding blank walls with the use of sleeving); e. providing visual interest to the façade (e.g. Windows or glazing, variation in colour, materials, finishes, articulation, recesses or projections); f. establishing and maintaining human scale. 	<p>No example provided.</p>
<p>PO60</p> <p>All buildings exhibit a high standard of design and construction, which:</p>	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enables differentiation between buildings; c. contributes to a safe environment; d. incorporates architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning); e. includes building entrances that are readily identifiable from the road frontage; f. locate and orientate to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. incorporate appropriate acoustic treatments, having regard to any adjoining residential uses; h. facilitate casual surveillance of all public spaces. 	
<p>PO61</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ul style="list-style-type: none"> a. prioritises the movement and safety of pedestrians between the street frontage and the entrance to the building; b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. is consolidated and shared with adjoining sites wherever possible. 	No example provided.
<p>PO62</p> <p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:</p> <ul style="list-style-type: none"> a. located along the most direct route between building entrances, car parks and adjoining uses; 	No example provided.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome				
<ul style="list-style-type: none"> b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. are of a width to allow safe and efficient access for prams and wheelchairs. 					
<p>PO63</p> <p>The number of car parking spaces is managed to:</p> <ul style="list-style-type: none"> a. avoid significant impacts on the safety and efficiency of the road network; b. avoid an oversupply of car parking spaces; c. avoid the visual impact of large areas of open car parking from road frontages and public areas; d. promote active and public transport options; e. promote innovative solutions, including on-street parking and shared parking areas. <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>E63.1</p> <p>Car parking is provided in accordance with table 7.2.3.2.5.4 .</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> <p>E63.2</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>				
<p>PO64</p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking.</p>	<p>No example provided.</p>				
<p>PO65</p> <p>Car parking design includes innovative solutions, including on-street parking and shared parking areas.</p>	<p>No example provided.</p>				
<p>PO66</p> <ul style="list-style-type: none"> a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: <ul style="list-style-type: none"> i. adequate bicycle parking and storage facilities; and 	<p>E66.1</p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table border="1" data-bbox="810 1720 1465 1854"> <thead> <tr> <th data-bbox="810 1720 1114 1776">Use</th> <th data-bbox="1114 1720 1465 1776">Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 1776 1114 1854">Residential uses comprised of dwellings</td> <td data-bbox="1114 1776 1465 1854">Minimum 1 space per dwelling</td> </tr> </tbody> </table>	Use	Minimum Bicycle Parking	Residential uses comprised of dwellings	Minimum 1 space per dwelling
Use	Minimum Bicycle Parking				
Residential uses comprised of dwellings	Minimum 1 space per dwelling				

Performance outcomes	Examples that achieve aspects of the Performance Outcome				
<p>ii. adequate provision for securing belongings; and</p> <p>iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.</p> <p>b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:</p> <p>i. the projected population growth and forward planning for road upgrading and development of cycle paths; or</p> <p>ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or</p> <p>iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.</p> <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p> <p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<table border="1" data-bbox="810 297 1473 481"> <tr> <td data-bbox="810 297 1114 398">All other residential uses</td> <td data-bbox="1114 297 1473 398">Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td data-bbox="810 398 1114 481">Non-residential uses</td> <td data-bbox="1114 398 1473 481">Minimum 1 space per 200m² of GFA</td> </tr> </table> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking	Non-residential uses	Minimum 1 space per 200m ² of GFA
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking				
Non-residential uses	Minimum 1 space per 200m ² of GFA				
	<p>E66.2</p> <p>Bicycle parking is:</p> <p>a. provided in accordance with <i>Austrroads (2008), Guide to Traffic Management - Part 11: Parking</i>;</p> <p>b. protected from the weather by its location or a dedicated roof structure;</p> <p>c. located within the building or in a dedicated, secure structure for residents and staff;</p> <p>d. adjacent to building entrances or in public areas for customers and visitors.</p> <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>				
	<p>E66.3</p> <p>For non-residential uses, storage lockers:</p> <p>a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number);</p> <p>b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).</p>				

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome																																		
	<p>Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>E66.4</p> <p>For non-residential uses, changing rooms:</p> <ol style="list-style-type: none"> a. are provided at a rate of 1 per 10 bicycle parking spaces; b. are fitted with a lockable door or otherwise screened from public view; c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below: <table border="1" data-bbox="810 1055 1465 1709"> <thead> <tr> <th>Bicycle spaces provided</th> <th>Male/ Female</th> <th>Change rooms required</th> <th>Showers required</th> <th>Sanitary compartments required</th> <th>Washbasins required</th> </tr> </thead> <tbody> <tr> <td>1-5</td> <td>Male and female</td> <td>1 unisex change room</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td>6-19</td> <td>Female</td> <td>1</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td rowspan="3">20 or more</td> <td>Male</td> <td>1</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td>Female</td> <td>1</td> <td>2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td>2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter</td> <td>1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> <tr> <td>Male</td> <td>1</td> <td>2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td>1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter</td> <td>1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> </tbody> </table> <p>Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.</p> <p>Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <ol style="list-style-type: none"> d. are provided with: <ol style="list-style-type: none"> i. a mirror located above each wash basin; 	Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required	1-5	Male and female	1 unisex change room	1	1 closet pan	1	6-19	Female	1	1	1 closet pan	1	20 or more	Male	1	1	1 closet pan	1	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required																														
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Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<ul style="list-style-type: none"> ii. a hook and bench seating within each shower compartment; iii. a socket-outlet located adjacent to each wash basin. <p>Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>
<p>PO67</p> <p>Loading and servicing areas:</p> <ul style="list-style-type: none"> a. are not visible from the street frontage; b. are integrated into the design of the building; c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; d. where possible loading and servicing areas are consolidated and shared with adjoining sites; e. waste and waste storage areas are managed in accordance with Planning scheme policy - Waste. 	<p>No example provided.</p>
<p>PO68</p> <p>Bins and bin storage areas are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>E68</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy - Waste.</p>
<p>PO69</p> <p>On-site landscaping is provided, that:</p> <ul style="list-style-type: none"> a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. retains mature trees wherever possible; 	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>d. does not create safety or security issues by creating potential concealment areas or interfering with sight lines;</p> <p>e. maintains the achievement of active frontages and sight lines for casual surveillance.</p> <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	
<p>PO70</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>E70</p> <p>No fencing is provided forward of the building line.</p>
<p>PO71</p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residential and other sensitive land uses.</p>	<p>No example provided.</p>
<p>PO72</p> <p>The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.</p>	<p>E72</p> <p>Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.</p>
<p>Values and constraints criteria</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>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</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>PO73</p>	<p>E73</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Development will:</p> <ul style="list-style-type: none"> a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided. 	<p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p>PO74</p> <p>Demolition and removal is only considered where:</p> <ul style="list-style-type: none"> a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	<p>No example provided.</p>
<p>PO75</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 example provided.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO76</p> <p>Development:</p>	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	
<p>PO77</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <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>No example provided.</p>
<p>PO78</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO79</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>E79</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>PO80</p>	<p>E80</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot.	Development which is not in a Rural zone that an overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot.
<p>PO81</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E81.1</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"> Urban area – Level III; Rural area – N/A; Industrial area – Level V; Commercial area – Level V. <p>E81.2</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>PO82</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"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one premises; inter-allotment drainage infrastructure. <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>	No example provided.
Additional criteria for development for a Park⁽⁵⁷⁾	
<p>PO83</p> <p>Development for a Park⁽⁵⁷⁾ 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"> public benefit and enjoyment is maximised; 	<p>E83</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>b. impacts on the asset life and integrity of park structures is minimised;</p> <p>c. maintenance and replacement costs are minimised.</p>	
Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)	
<p>PO84</p> <p>Development within a High voltage electricity line buffer:</p> <p>a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields;</p> <p>b. is located and designed in a manner that maintains a high level of security of supply;</p> <p>c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.</p>	<p>E84</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>

Table 7.2.3.2.5.2 Setbacks

Residential uses										
Height	Frontage primary			Frontage secondary to street			Frontage secondary to lane	Side non-built to boundary wall To OMP and wall	Rear To OMP and wall	Canal To OMP and wall
	To wall	To OMP	To covered car parking space	To wall	To OMP	To covered car parking space	To OMP and wall			
Less than 4.5m	Min 3m	Min 2m	Min 5.4m*	Min 2m	Min 1m	Min 5.4m*	Min 0.5m	Min 1.5m	Min 1.5m	Min 4.5m
4.5m to 8.5m	Min 3m	Min 2m	N/A	Min 2m	Min 1m	N/A	Min 0.5m	Min 2m	Min 2m	Min 4.5m
Greater than 8.5m	Min 6m	Min 5m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Min 2m up to 8.5m in height; plus 0.5m for every 3m in height or part thereof over 8.5m	Min 5m	Min 4.5m

Note - * for Dwelling Houses⁽²²⁾ and Dual Occupancies⁽²¹⁾ only

Table 7.2.3.2.5.3 Built to boundary walls (Residential uses)

Lot frontage width	Mandatory / optional	Length and height of built to boundary wall
		Next generation neighbourhood

Less than 7.5m	Mandatory - both sides unless a corner lot	Max Length: 80% of the length of the boundary Max Height: 7.5m
7.5m to 12.5m	Mandatory - one side	Max Length: 60% of the length of the boundary Max Height: 7.5m
>12.5m to 18m	Optional: i. on 1 boundary only; i. where the built to boundary wall adjoins a lot with a frontage less than 18m.	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 7.5m
Greater than 18m	As per QDC	

Table 7.2.3.2.5.4 Car parking spaces

Site proximity	Land use	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided
Within 800m walkable Catchment* of a higher order centre	Non-residential	1 per 30m ² GFA	1 per 50m ² GFA
	Residential – permanent/long term	N/A	1 per dwelling
	Residential – serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces
Other (Wider catchment)	Non-residential	1 per 20m ² GFA	1 per 30m ² GFA
	Residential – permanent/long term	N/A	1 per dwelling
	Residential – serviced/short term	1 per dwelling + staff spaces	1 per 5 dwellings + staff spaces

Note - Car parking rates are to be rounded up to the nearest whole number.

Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.

Note - Residential - Permanent/long term includes: Multiple dwelling⁽⁴⁹⁾, Relocatable home park⁽⁶²⁾, Residential care facility⁽⁶⁵⁾, Retirement facility⁽⁶⁷⁾.

Note - Residential - Services/short term includes: Rooming accommodation⁽⁶⁹⁾ or Short-term accommodation⁽⁷⁷⁾.

7 Local plans

7.2.3.2.6 Open space sub-precinct

7.2.3.2.6.1 Purpose - Open space sub-precinct

Note - A key feature of the Town centre Concept is the incorporation of a green perimeter to the town centre providing a legible transition between town centre land uses and densities, and neighbouring suburbs.

1. The purpose of the Open space sub-precinct will be achieved through the following overall outcomes:
 - a. Development in this precinct forms part of a green space network surrounding the Town centre and is made up of a combination of signature tree lined streets and boulevards, landscaped areas with visual impact, recreation facilities, pathways and statement pieces and ecologically significant areas remaining in their natural state.
 - b. Development is an appropriate size, scale and intensity and having minimal adverse impacts on the use, enjoyment, function and operation of the Council's open space network.
 - c. Small scale commercial activities having a nexus with, and ancillary to, sport and recreation uses establish where they complement the social, leisure and recreation experience of open space users.
 - d. Where applicable, development is undertaken in accordance with a Council Master Plan approved under Council policy or Management Plan under the Land Act 1994.
 - e. Recreation and open space areas remain well connected, diverse, functional, safe, secure and accessible to the general public and include:
 - i. well designed and quality passive and active recreation and open spaces areas and facilities;
 - i. the adoption of principles of Crime Prevention Through Environment Design (CPTED);
 - ii. a high level of connectivity of the open space and community green space areas to the active transport network; and
 - iii. appropriate design considerations, separation, buffering, siting and operation of facilities and infrastructure to reduce adverse or nuisance impact on surrounding land uses.
 - f. General works associated with the development achieves the following:
 - i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity, water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
 - g. 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.
 - h. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.

- i. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.
- j. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
- k. Development does not result in unacceptable impacts on the capacity and safety of the external road network.
- l. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
- m. Pedestrian connections are provided to integrate the development with the surrounding area as well as the street and public spaces.
- n. Development constraints:
 - i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
 - A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path;
 - I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
 - IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
- o. Development in the Open space sub-precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> • Environment facility⁽²⁶⁾ 	<ul style="list-style-type: none"> • Outdoor sport and recreation⁽⁵⁵⁾ 	<ul style="list-style-type: none"> • Park⁽⁵⁷⁾
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- p. Development in the Open space sub-precinct does not include one or more of the following uses:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies⁽²⁾ • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ 	<ul style="list-style-type: none"> • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ 	<ul style="list-style-type: none"> • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾
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7 Local plans

<ul style="list-style-type: none"> • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Community residence⁽¹⁶⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Extractive industry⁽²⁷⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • High impact industry⁽³⁴⁾ • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ 	<ul style="list-style-type: none"> • Low impact industry⁽⁴²⁾ • Major electricity infrastructure⁽⁴³⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Multiple dwelling⁽⁴⁹⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Parking station⁽⁵⁸⁾ • Permanent plantation⁽⁵⁹⁾ • Place of worship⁽⁶⁰⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ 	<ul style="list-style-type: none"> • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Transport depot⁽⁸⁵⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- q. Development not listed in the tables above may be considered on its merits where it reflects and supports the outcomes of the zone.

7.2.3.2.6.2 Requirements for assessment

Part I — Criteria for assessable development - Open space sub-precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part I, Table 7.2.3.2.6.1, as well as the purpose statement and overall outcomes.

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

Table 7.2.3.2.6.1 Assessable development - Open space sub-precinct

Performance Outcome	Examples that achieve aspects of the Performance Outcome
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General criteria	
Built form outcomes for all development	
<p>PO1</p> <p>Development will:</p> <p>a. maintain the open and unbuilt character of a site, uncluttered by building and maintaining the availability of a site for unobstructed outdoor recreational use;</p> <p>b. ensure that buildings and structures are not overbearing, visually dominant or out of character with the surrounding built environment nor detract from the amenity of adjoining land;</p> <p>c. ensure buildings and structures do not result in overlooking of private areas when adjoining residential areas, or block or impinge upon the receipt of natural sunlight and outlook;</p> <p>d. be designed in accordance with the principles of Crime Prevention Through Environment Design (CPTED) to achieve a high level of safety, surveillance and security;</p> <p>e. incorporate appropriate design response, relative to size and function of buildings, that acknowledge and reflect the region's sub-tropical climate;</p> <p>f. reduce the visual appearance of building bulk through:</p> <p style="margin-left: 20px;">i. design measures such as the provision of meaningful recesses and projections through the horizontal and vertical plane;</p> <p style="margin-left: 20px;">ii. use of a variety of building materials and colours;</p> <p style="margin-left: 20px;">iii. use of landscaping and screening.</p> <p>g. maintain the open space character as a visual contrast to urban development;</p> <p>h. achieves the design principles outlined in Planning scheme policy - Integrated design.</p>	<p>E1.1</p> <p>Site cover does not exceed 10%.</p> <hr/> <p>E1.2</p> <p>Building and structures are set back 10m from all boundaries.</p> <hr/> <p>E1.3</p> <p>Building height does not exceed that on Neighbourhood development plan map - Building height.</p>
Amenity	
<p>PO2</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>	<p>No example provided.</p>
Lighting	
<p>PO3</p>	<p>E3</p>

7 Local plans

<p>Lighting is directed and shielded to not cause unreasonable disturbance to any person on adjoining land.</p>	<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>
<p>Landscaping and screening</p>	
<p>PO4</p> <p>Landscaping and screening is provided in a manner that:</p> <ol style="list-style-type: none"> achieves a high level of privacy and amenity to adjoining properties and when viewed from the street; reduces the visual impact of building bulk and presence and hard surface areas on the local character and amenity of adjoining properties and from the street; creates a secure and safe environment by incorporating key elements of crime prevention through environmental design; achieves the design principles outlined in Planning scheme policy - Integrated design. 	<p>E4.1</p> <p>A minimum area of 20% of the site is provided for landscaping.</p> <p>E4.2</p> <p>Outdoor storages areas are screened from adjoining sites and roads by either planting, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the storage area.</p>
<p>Loading and servicing</p>	
<p>PO5</p> <p>Waste storage, recycling, disposal and bin washout facilities are provided in locations which:</p> <ol style="list-style-type: none"> are appropriately screened from public areas of the site and adjacent land; do not have an adverse effect on the amenity of the users of the site or the occupants of adjacent land; are readily accessible by waste collection vehicles. 	<p>E5</p> <p>Refuse storage areas are designed and serviced in accordance with Council Planning scheme policy - Waste.</p>
<p>Car parking</p>	
<p>PO6</p> <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>E6</p> <p>On-site car parking is provided in accordance with Schedule 7 - Car parking.</p>
<p>Noise</p>	

<p>PO7</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO8</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <p>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);</p> <p>b. maintaining the amenity of the streetscape.</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>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>E8.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E8.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <p>a. are not visible from an adjoining road or public area unless:</p> <p style="margin-left: 20px;">i. adjoining a motorway or rail line; or</p> <p style="margin-left: 20px;">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.</p> <p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
<p>Works criteria</p>	
<p>Utilities</p>	
<p>PO9</p> <p>The development is connected to an existing reticulated electricity supply system (approved by the relevant energy regulating authority) and the infrastructure does not negatively impact the streetscape.</p>	<p>E9</p> <p>The development is connected to underground electricity.</p>

7 Local plans

<p>PO10</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO11</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO12</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>E12.1</p> <p>Where in a sewerred area, the development is connected to a reticulated sewerage system.</p>
	<p>E12.2</p> <p>Where not in a sewerred 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 The Plumbing and Drainage Act 2002.</p>
<p>PO13</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>E13.1</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Water 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>E13.2</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 supply of at least 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>
<p>PO14</p> <p>The development is provided with dedicated and constructed road access.</p>	<p>No example provided.</p>
<p>Access</p>	
<p>PO15</p>	<p>No example provided.</p>

<p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. Rear entry, arcade etc.); provides safety and security of people and property at all times; does not impede active transport options; does not impact on the safe and efficient movement of traffic external to the site; where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	
<p>PO16</p> <p>Where required access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO17</p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> the development of the road network in the area; the function or safety of the road network; the capacity of the road network. <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>	<p>E17.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <hr/> <p>E17.2</p> <p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p> <hr/> <p>E17.3</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> <hr/> <p>E17.4</p> <p>The lot layout allows forward access to and from the site.</p>

7 Local plans

<p>PO18</p> <p>Safe access facilities are provided for all vehicles required to access the site.</p>	<p>E18.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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. <p>E18.2</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> <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p>E18.3</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>E18.4</p> <p>The driveway construction across the verge conforms to the relevant standard drawing for the classification of the road in accordance with Planning scheme policy - Integrated design.</p>
<p>PO19</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p>	<p>No example provided.</p>

<p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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> <ul style="list-style-type: none"> 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 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	
Stormwater	
<p>PO20</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 and examples.</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>	No example provided.
<p>PO21</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>	No example provided.
<p>PO22</p>	No example provided.

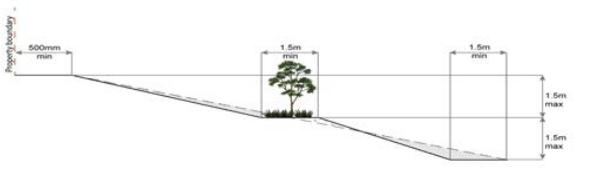
7 Local plans

<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 2 of the SPP.</p> <p>Note - A site-based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	
<p>PO23</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> a. stormwater pipes located within freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Site works and construction management</p>	
<p>PO24</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO25</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street streets and their critical root zone. 	<p>E25.1</p> <p>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, including but not limited to the following:</p> <ol style="list-style-type: none"> a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.

	<p>E25.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E25.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
<p>PO26</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No example provided.</p>
<p>PO27</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>Note - Where the amount of imported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>E27.1</p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p> <p>E27.2</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>E27.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p>
<p>PO28</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p>	<p>E28</p> <p>At completion of construction all disturbed areas of the site are to be:</p>

7 Local plans

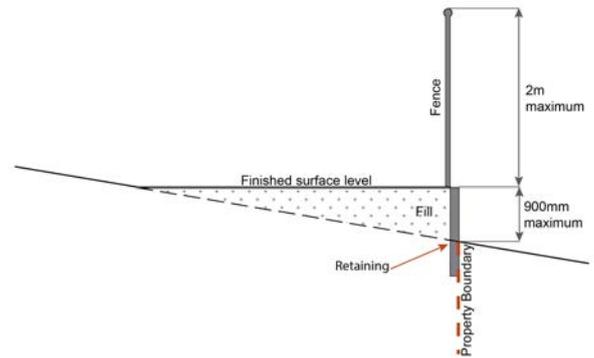
<p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>a. topsoiled with a minimum compacted thickness of fifty (50) millimetres;</p> <p>b. grassed.</p> <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO29</p> <p>The clearing of vegetation on-site:</p> <p>a. is limited to the area of infrastructure works, buildings areas and other necessary areas for the works;</p> <p>b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land;</p> <p>c. is disposed of in a manner which minimises nuisance and annoyance to existing premises.</p> <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E29.1</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> <hr/> <p>E29.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <p>a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or</p> <p>b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</p>
<p>PO30</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 example provided.</p>
<p>Earthworks</p>	
<p>PO31</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <p>a. the natural topographical features of the site;</p> <p>b. short and long-term slope stability;</p> <p>c. soft or compressible foundation soils;</p> <p>d. reactive soils;</p> <p>e. low density or potentially collapsing soils;</p> <p>f. existing fills and soil contamination that may exist on-site;</p>	<p>E31.1</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> <hr/> <p>E31.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p>

<p>g. the stability and maintenance of steep rock slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential)</p> <p>Note - Filling or excavation works are to be completed within six (6) months of the commencement date.</p>	<p>E31.3</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>E31.4</p> <p>All filling or excavation is contained within the site.</p> <p>E31.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that required for the necessary approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <p>E31.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E31.7</p> <p>Materials used for structural fill are in accordance with AS3798.</p> <p>E31.8</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO32</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E32</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p style="text-align: center;">Figure - Embankment</p> 
<p>PO33</p>	<p>E33.1</p>

7 Local plans

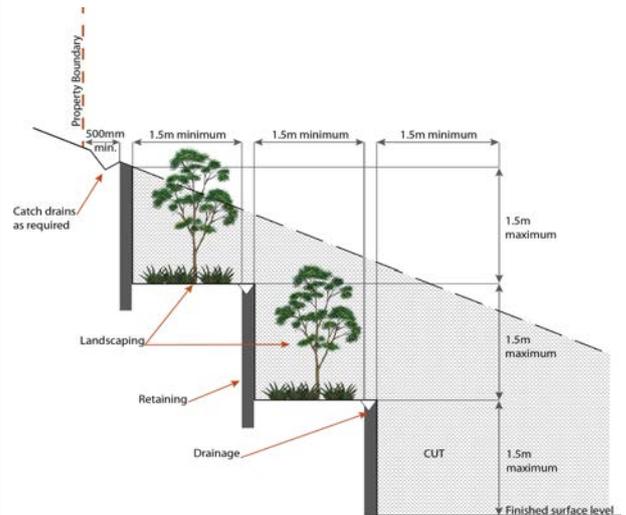
<p>On-site earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <hr/> <p>E33.2</p> <p>Earthworks that would result in any of the following are not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over the Council or public sector entity maintained service to less than 600mm; an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO34</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - A slope stability report prepared by an RPEQ may be required.</p>	<p>No example provided.</p>
<p>PO35</p> <p>Filling or excavation does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; any clearing of native vegetation. <p>Note - To demonstrate compliance with this outcome, Planning scheme policy - Stormwater management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements..</p>	<p>No example provided.</p>
<p>Retaining walls and structures</p>	
<p>PO36</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>E36</p> <p>Earth retaining structures:</p> <ol style="list-style-type: none"> are not constructed of boulder rocks or timber; where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

Figure - Retaining on a boundary



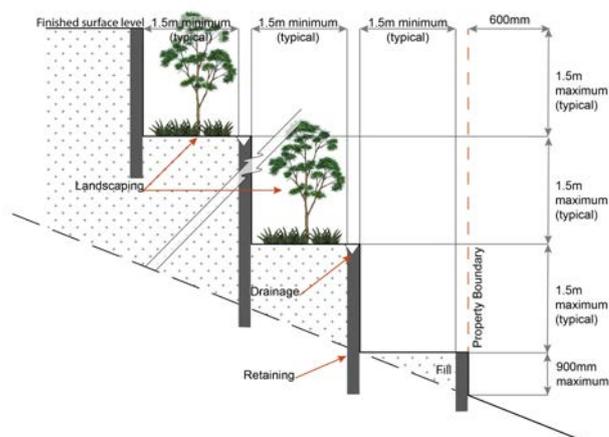
- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut



7 Local plans

Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

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

AND

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

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

PO37

Development incorporates a fire fighting system that:

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

E37.1

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

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

- a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground

<p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <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>hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;</p> <p>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);</p> <p>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:</p> <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p>
<p>PO38</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>E37.2</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> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. <p>E37.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p> <p>E38</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided);

7 Local plans

	<ul style="list-style-type: none"> iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>PO39</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>E39</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>
Use specific criteria	
Caretaker's accommodation ⁽¹⁰⁾	
<p>PO40</p> <p>Development for a Caretaker's accommodation⁽¹⁰⁾:</p> <ul style="list-style-type: none"> a. does not compromise the productivity of the use occurring on-site and in the surrounding area; b. is domestic in scale; c. provides adequate car parking provisions exclusive on the primary use of the site; 	<p>E40</p> <p>Development for Caretaker's accommodation⁽¹⁰⁾:</p> <ul style="list-style-type: none"> a. a caretaker's accommodation⁽¹⁰⁾ has a maximum GFA of 80m²; b. no more than 1 caretaker's accommodation⁽¹⁰⁾ is established per site; c. does not gain access from a separate driveway from a road frontage.

<p>d. is safe for the residents;</p> <p>e. has regard to the open space and recreation needs of the residents.</p>	
Food and drink outlet⁽²⁸⁾	
<p>PO41</p> <p>Food and drink outlets⁽²⁸⁾:</p> <p>a. remain secondary and ancillary to an open space, sport or recreation use;</p> <p>b. do not restrict or inhibit the ability for a recreation and open space area to be used for its primary sport and recreation purpose;</p> <p>c. not appear, act or function as a separate and stand-alone commercial activity but has a clearly expressed relationship with an open space, sport or recreation use;</p> <p>d. not generate nuisance effects such as noise, dust and odour on the character and amenity of the recreation and open space areas or on adjoining properties;</p> <p>e. any liquor or gambling activities associated with a food and drink outlet⁽²⁸⁾ is a secondary and minor component.</p>	<p>E41.1</p> <p>The GFA does not exceed 150m².</p> <p>E41.2</p> <p>Operates in conjunction with a recreation or open space use occurring on the same site.</p> <p>E41.3</p> <p>Does not have a liquor or gambling licence.</p>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO42</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <p>a. high quality design and construction;</p> <p>b. visually integrated with the surrounding area;</p> <p>c. not visually dominant or intrusive;</p> <p>d. located behind the main building line;</p> <p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>E42.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <p>a. are enclosed within buildings or structures;</p> <p>b. are located behind the main building line;</p> <p>c. have a similar height, bulk and scale to the surrounding fabric;</p> <p>d. have horizontal and vertical articulation applied to all exterior walls.</p> <p>E42.2</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>PO43</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E43</p> <p>Access control arrangements:</p> <p>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</p>

7 Local plans

	<ul style="list-style-type: none"> b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
<p>PO44</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"> a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	<p>E44</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO45</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E45.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p>
	<p>E45.2</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>PO46</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E46</p> <p>A minimum of 45m² 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>PO47</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E47</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>PO48</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; 	<p>E48.1</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. visually integrated with the surrounding area;</p> <p>c. not visually dominant or intrusive;</p> <p>d. located behind the main building line;</p> <p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>E48.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E48.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <p>a. reduce recognition in the landscape;</p> <p>b. reduce glare and reflectivity.</p> <p>E48.4</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>E48.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>E48.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO49</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>E49</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>PO50</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>E50</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>

7 Local plans

Values and constraints criteria

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

Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)

Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter.

Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites.

Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.

<p>PO51</p> <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; retain public access where this is currently provided. 	<p>E51</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p>PO52</p> <p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> 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 demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or limited demolition is performed in the course of repairs, maintenance or restoration; or demolition is performed following a catastrophic event which substantially destroys the building or object. 	<p>No example provided.</p>
<p>PO53</p>	<p>No example provided.</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>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO54</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>No example provided.</p>
<p>PO55</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <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>E55</p> <p>No example provided.</p>
<p>PO56</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO57</p>	<p>E57</p>

7 Local plans

<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>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>PO58</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>E58</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>PO59</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E59.1</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"> a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. <p>E59.2</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>PO60</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"> a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO61</p>	<p>E61</p>

<p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ul style="list-style-type: none"> a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised. 	<p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<p>Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO62</p> <p>Development within a High voltage electricity line buffer:</p> <ul style="list-style-type: none"> a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>E62</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>

7 Local plans

7.2.3.2.7 Civic space sub-precinct

7.2.3.2.7.1 Purpose - Civic space sub-precinct

Note - A key feature of the Town Centre concept is a civic precinct incorporating a civic building (e.g. library and community hub) and a town centre park.

1. The purpose of the Civic space sub-precinct will be achieved through the following overall outcomes:
 - a. The Civic space sub-precinct provides a central gathering and meeting place for civic, cultural and community events.
 - b. Development reinforces the Civic space sub-precinct as the main sub-precinct for government, cultural and community activities within the Town centre precinct.
 - c. Development provides and maintains direct, safe, attractive and comfortable main street and active transport connectivity between the Residential north sub-precinct and the Centre core sub-precinct.
 - d. The Civic space sub-precinct includes a centrally located Town centre park⁽⁵⁷⁾ with views to the Glasshouse Mountains and is overlooked by civic buildings.
 - e. Civic activities must:
 - i. be located to adjoin and have clear access to the Centre core sub-precinct;
 - ii. be located on land that maximises view corridors to the Glasshouse Mountains and D'Aguilar Range;
 - iii. contribute to a high level of open space amenity within the precinct;
 - iv. create a destination for community gathering and interaction;
 - v. encourage social activity through the provision of high-quality spaces;
 - vi. be designed and configured on land as well-integrated, compact, land efficient urban buildings.
 - f. General works associated with the development achieves the following:
 - i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity, water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
 - g. 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.
 - h. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
 - i. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.

- j. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
- k. Development does not result in unacceptable impacts on the capacity and safety of the external road network.
- l. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
- m. Pedestrian connections are provided to integrate the development with the surrounding area as well as the street and public spaces.
- n. Development constraints:
- i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
- A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path;
 - I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
 - IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
- o. Development in the Civic space sub-precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> • Community care centre⁽¹⁵⁾ • Community use⁽¹⁷⁾ • Function facility⁽²⁹⁾ • Indoor sport and recreation⁽³⁸⁾ 	<ul style="list-style-type: none"> • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Market⁽⁴⁶⁾ 	<ul style="list-style-type: none"> • Office⁽⁵³⁾ - if for State or Local Government offices • Park⁽⁵⁷⁾ • Place of worship⁽⁶⁰⁾ • Theatre⁽⁸²⁾
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- p. Development in the Civic space sub-precinct does not include one or more of the following uses:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ 	<ul style="list-style-type: none"> • High impact industry⁽³⁴⁾ • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ 	<ul style="list-style-type: none"> • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾
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7 Local plans

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Community residence⁽¹⁶⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Extractive industry⁽²⁷⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ 	<ul style="list-style-type: none"> • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Low impact industry⁽⁴²⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling⁽⁴⁹⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Outdoor sales⁽⁵⁴⁾ • Parking station⁽⁵⁸⁾ • Permanent plantation⁽⁵⁹⁾ • Port services⁽⁶¹⁾ 	<ul style="list-style-type: none"> • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers accommodation⁽⁷¹⁾ • Short-term accommodation⁽⁷⁷⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- q. Development not listed in the tables above may be considered on its merits where it reflects and supports the outcomes of the zone.

7.2.3.2.7.2 Requirements for assessment

Part J - Criteria for assessable development - Civic space sub-precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part J, Table 7.2.3.2.7.1, as well as the purpose statement and overall outcomes.

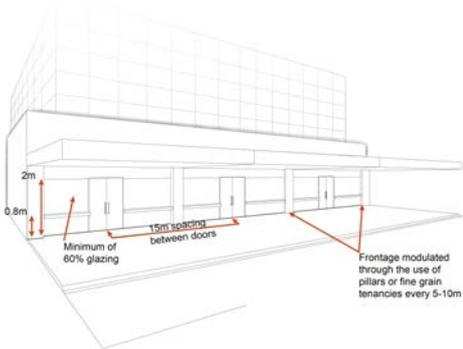
Where development is assessable development - impact assessment, the assessment benchmarks becomes the whole of the planning scheme.

Table 7.2.3.2.7.1 Assessable development - Civic space sub-precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcome
General criteria	
Role of Civic space sub-precinct	

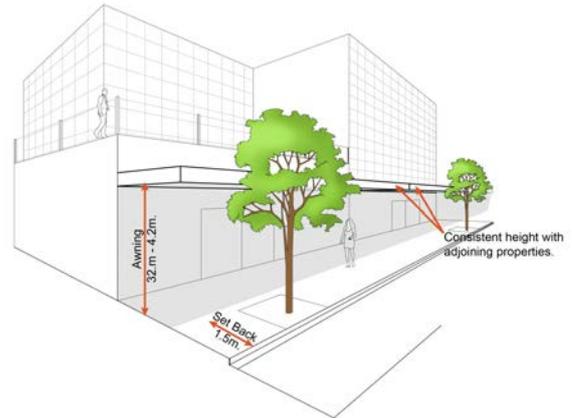
<p>PO1</p> <p>Development in the Civic space sub-precinct:</p> <ul style="list-style-type: none"> a. primarily consists of civic buildings and activities (e.g. library, markets⁽⁴⁶⁾) and a Town centre park⁽⁵⁷⁾; b. reflects the prominence of the Town centre precinct as a key focal point for the Caboolture west area; c. is of a size, scale, range of services and location commensurate with the role and function of this sub-precinct in the centres network. <p>Note - Refer to Caboolture West - centres network Table 7.2.3.3.</p>	No example provided.
<p>PO2</p> <p>The Civic space sub-precinct retains a strong cultural and entertainment focus, with:</p> <ul style="list-style-type: none"> a. commercial activities provided only where for a community or government function; b. food and drink outlets⁽²⁸⁾ provided only where of a small scale, where they adjoin open space areas and include areas for alfresco dining; c. large open areas suitable for large numbers of people to congregate or to accommodate temporary activities d. landscaped areas and street trees, with mature trees retained wherever possible. 	No example provided.
<p>PO3</p> <p>Development maximises the efficient use of land and provides for future growth within the sub-precinct by increasing the GFA and land use intensity within the precinct boundaries to promote economic development, cultural exchange and interaction.</p> <p>Note - Development within the Civic space sub-precinct is expected to capitalise on its strategic location and access to high quality public transport by; including co-location with other businesses and government administration and maximising the efficient use of land. Activities that are land intensive, but do not promote economic development or social interaction, such as open car parks, are discouraged.</p>	No example provided.
Active frontage	
<p>PO4</p> <p>Development incorporates transit oriented development principles and encourages active and public transport usage, by:</p>	No example provided.

7 Local plans

<p>a. contributing to attractive, highly walkable street environments, through streetscape upgrades and enhancements (e.g wide footpaths, furniture, art, street trees etc.);</p> <p>b. prioritising pedestrian and cycle safety and movement over private vehicle access and movement.</p> <p>Note - Streetscape upgrades are to be designed and constructed in accordance with Planning scheme policy - Integrated design.</p>	
<p>PO5</p> <p>Buildings are designed and oriented to address and activate areas of pedestrian movement, to:</p> <p>a. promote vitality, interaction and casual surveillance;</p> <p>b. concentrate and reinforce pedestrian activity;</p> <p>c. avoid opaque facades to provide visual interest to the street frontage.</p>	<p>E5</p> <p>Development on-sites shown on Figure 6.2.1.1.1 as requiring a frontage type A incorporates:</p> <p>a. a minimum of 60% of the length of the street frontage glazed between 0.8m and 2.0m above ground level;</p> <p>b. external doors which directly adjoin the street frontage at least every 15m;</p> <p>c. modulation in the facade, by incorporating a change in tenancy or the use of pillars or similar elements every 5-10m;</p> <p>d. the minimum window or glazing is to remain uncovered and free of signage.</p> <p style="text-align: center;">Figure - Frontage Type A</p> 
<p>PO6</p> <p>Building frontages encourage streetscape activity, by providing pedestrian protection from solar exposure and inclement weather.</p>	<p>E6</p> <p>Buildings incorporate an awning, which:</p> <p>a. is cantilevered;</p> <p>b. extends for the full width of the site;</p> <p>c. is a minimum of 3.2m and maximum 4.2m above the pavement height;</p>

- d. aligns with adjoining sites to provide continuous shade and shelter for pedestrians;
- e. is constructed from high quality, low maintenance materials;
- f. is set back 1.5m from the kerb line to accommodate mature street trees.

Figure - Awning requirements



PO7

Buildings on highly visible and accessible street corners incorporate design measures on the corners to assist in legibility of the street environment and promote activity on the street frontage.

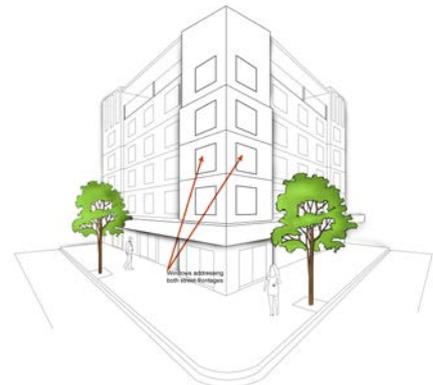
Note - Design measures will vary depending on the building and location, however may include the following:

- a. increasing the height of the building on the corner;
- b. stepping back the building on the corner to create an additional face;
- c. including prominent building entrances and windows on the corners;
- d. the use of a focal point, such as a tower, visual display or artwork on the corner.

E7

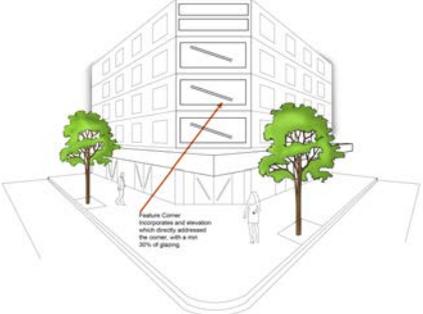
Buildings located on a street corner incorporate:

- a. windows which address both street frontages; or
Figure - Prominent corner requirements



- b. incorporate an elevation which directly faces the corner and has a minimum of 30% glazing.

7 Local plans

	<p style="text-align: center;">Figure - Feature corner requirements</p> 
Setbacks	
<p>PO8</p> <p>Front building setbacks ensure buildings address and actively interface with streets and public spaces.</p>	<p>No example provided.</p>
Site area	
<p>PO9</p> <p>The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.</p>	<p>No example provided.</p>
Building height	
<p>PO10</p> <p>Building height:</p> <ol style="list-style-type: none"> reflects the prominence of the Civic space sub-precinct as a key focal point for the Town centre; maximises land use intensity in proximity to the southern transit stop; allows for distinctive and innovative design outcomes on prominent sites; maintains important view corridors to the Glasshouse Mountains and D'Aguilar Range and within the Town centre. 	<p>E10</p> <p>Minimum and maximum building heights are in accordance with Neighbourhood development plan map - Building height.</p> <p>Note - Development on prominent street corners may incorporate an increased building height on the corner, if the building:</p> <ol style="list-style-type: none"> provides high quality and unique architectural design outcomes that emphasise the prominence of the street corner; positively contributes to the cityscape; Does not negatively impact important view corridors.
<p>PO11</p> <p>Taller buildings incorporate a podium which provides a human-scaled, strong and continuous frontage to the street.</p>	<p>E11</p> <p>For buildings that include a podium:</p>

	<ul style="list-style-type: none"> a. The podium has a maximum height of 12m; b. all parts of the building that are greater than 12m in height are setback a minimum of 6m.
Built form	
<p>PO12</p> <p>Buildings are designed to be adaptable to accommodate a variety of uses over the life of the building.</p>	<p>E12.1</p> <p>Buildings incorporate a minimum floor to ceiling height of 4.2m for the ground level.</p>
	<p>E12.2</p> <p>Where a building incorporates a podium, the minimum floor to ceiling height for podium levels is 3.3m.</p>
<p>PO13</p> <p>Buildings are designed and constructed to:</p> <ul style="list-style-type: none"> a. incorporate a mix of colours and high quality materials to add diversification to treatments and finishes; b. articulate and detail the building facade at street level and respond to the human scale; c. visually integrate with the surrounding area and adjoining buildings through appropriate design and materials; d. avoid blank walls through articulation and architectural treatments to create visual interest; e. avoid highly reflective finishes; f. avoid the visual dominance of plant and equipment on building roofs. 	<p>No example provided.</p>
<p>PO14</p> <p>Building entrances:</p> <ul style="list-style-type: none"> a. are readily identifiable from the road frontage; b. are designed to limit opportunities for concealment; c. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; d. include footpaths that connect with adjoining sites; 	<p>No example provided.</p>

7 Local plans

<p>e. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance;</p> <p>f. are adequately lit to ensure public safety and security.</p> <p>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance outcome.</p>													
Accessibility and permeability													
<p>PO15</p> <p>Development contributes to greater permeability within the Civic space sub-precinct by facilitating a network of convenient and safe pedestrian walkways and mid-block connections.</p> <p>Note - Walking connections are to be designed in accordance with Crime Prevention through Environmental Design principles to ensure they are safe and enjoyable places for pedestrians to utilise at all times. Ensuring buildings and uses overlook the walking connection is critical to ensuring a safe and well-utilised public space.</p>	<p>No example provided.</p>												
Car parking													
<p>PO16</p> <p>The provision of car parking spaces is appropriate to the use and avoids an oversupply of car parking spaces.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>E16</p> <p>Car parking is provided in accordance with the table below.</p> <table border="1" data-bbox="810 1290 1445 1659"> <thead> <tr> <th>Land use</th> <th>Maximum number of Car Spaces to be Provided</th> <th>Minimum Number of Car Spaces to be Provided</th> </tr> </thead> <tbody> <tr> <td>Non-residential</td> <td>1 per 30m² of GFA</td> <td>1 per 50m² of GFA</td> </tr> <tr> <td>Residential - Permanent/Long term</td> <td>N/A</td> <td>1 per dwelling</td> </tr> <tr> <td>Residential - Services/short term</td> <td>3 per 4 dwellings + staff spaces</td> <td>1 per 5 dwellings + staff spaces</td> </tr> </tbody> </table> <p>Note - Car parking rates are to be rounded up to the nearest whole number.</p> <p>Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.</p> <p>Note - Residential - Permanent/long term includes: Multiple dwelling⁽⁴⁹⁾, Relocatable home park⁽⁶²⁾, Residential care facility⁽⁶⁵⁾, Retirement facility⁽⁶⁷⁾.</p> <p>Note - Residential - Services/short term includes: Rooming accommodation⁽⁶⁹⁾ or Short-term accommodation⁽⁷⁷⁾.</p>	Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided	Non-residential	1 per 30m ² of GFA	1 per 50m ² of GFA	Residential - Permanent/Long term	N/A	1 per dwelling	Residential - Services/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces
Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided											
Non-residential	1 per 30m ² of GFA	1 per 50m ² of GFA											
Residential - Permanent/Long term	N/A	1 per dwelling											
Residential - Services/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces											

	Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.								
<p>PO17</p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</p>	No example provided.								
<p>PO18</p> <p>Car parking design includes innovative solutions, including on-street parking and shared parking areas.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples of on-street parking.</p>	No example provided.								
<p>PO19</p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> does not impact on the safety of the external road network; ensures the safe movement of vehicles within the site. 	<p>E19</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>								
<p>Bicycle parking and end of trip facilities</p> <p>Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.</p>									
<p>PO20</p> <ol style="list-style-type: none"> End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: <ol style="list-style-type: none"> adequate bicycle parking and storage facilities; and adequate provision for securing belongings; and change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: <ol style="list-style-type: none"> the projected population growth and forward planning for road upgrading and development of cycle paths; or 	<p>E20.1</p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table border="1"> <thead> <tr> <th>Use</th> <th>Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td>Residential uses comprised of dwellings</td> <td>Minimum 1 space per dwelling</td> </tr> <tr> <td>All other residential uses</td> <td>Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td>Non-residential uses</td> <td>Minimum 1 space per 200m² of GFA</td> </tr> </tbody> </table> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>	Use	Minimum Bicycle Parking	Residential uses comprised of dwellings	Minimum 1 space per dwelling	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking	Non-residential uses	Minimum 1 space per 200m ² of GFA
Use	Minimum Bicycle Parking								
Residential uses comprised of dwellings	Minimum 1 space per dwelling								
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking								
Non-residential uses	Minimum 1 space per 200m ² of GFA								

7 Local plans

<p>ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or</p> <p>iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.</p> <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p> <p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<p>E20.2</p> <p>Bicycle parking is:</p> <ol style="list-style-type: none"> provided in accordance with <i>Austrroads (2008), Guide to Traffic Management - Part 11: Parking</i>; protected from the weather by its location or a dedicated roof structure; located within the building or in a dedicated, secure structure for residents and staff; adjacent to building entrances or in public areas for customers and visitors. <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>
	<p>E20.3</p> <p>For non-residential uses, storage lockers:</p> <ol style="list-style-type: none"> are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number); have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth). <p>Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>
	<p>E20.4</p> <p>For non-residential uses, changing rooms:</p> <ol style="list-style-type: none"> are provided at a rate of 1 per 10 bicycle parking spaces;

- b. are fitted with a lockable door or otherwise screened from public view;
- c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:

Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required
1-5	Male and female	1 unisex change room	1	1 closet pan	1
6-19	Female	1	1	1 closet pan	1
20 or more	Male	1	1	1 closet pan	1
	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter

Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.

Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).

- d. are provided with:
- i. a mirror located above each wash basin;
 - ii. a hook and bench seating within each shower compartment;
 - iii. a socket-outlet located adjacent to each wash basin.

Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities

Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.

Loading and servicing

PO21

No example provided.

7 Local plans

<p>Loading and servicing areas:</p> <ol style="list-style-type: none"> are not visible from the street frontage; are integrated into the design of the building; include screening and buffers to reduce negative impacts on adjoining sensitive land uses; are consolidated and shared with adjoining sites, where possible. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	
Waste	
<p>PO22</p> <p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>E22</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy - Waste.</p>
Landscaping	
<p>PO23</p> <p>On-site landscaping is provided, that:</p> <ol style="list-style-type: none"> is incorporated into the design of the development; reduces the dominance of car parking and servicing areas from the street frontage; incorporates shade trees in car parking areas; retains mature trees wherever possible; contributes to quality public spaces and the microclimate by providing shelter and shade; maintains the achievement of active frontages and sightlines for casual surveillance. <p>Note - Landscaping is to be 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>No example provided.</p>
Environmentally sensitive design	
<p>PO24</p> <p>Development incorporates energy efficient design principles, including:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> a. maximising internal cross-ventilation and prevailing breezes; b. maximising the effect of northern winter sun and screening undesirable northern summer sun and western sun; c. reducing demand on non-renewable energy sources for cooling and heating; d. maximising the use of daylight for lighting; e. retaining existing established trees on-site where possible. 	
<p>PO25</p> <p>Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites to mitigate the impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.</p>	No example provided.
Crime prevention through environmental design	
<p>PO26</p> <p>Development contributes to a safe public realm by incorporating crime prevention through environmental design principles including:</p> <ul style="list-style-type: none"> a. orienting buildings towards the street and public spaces and providing clear sightlines to public spaces to allow opportunities for casual surveillance; b. ensuring the site layout, building design and landscaping does not result in potential concealment or entrapment areas; c. ensuring high risk areas, including stairwells, arcades, walkways and concealed car parking areas have adequate surveillance to reduce risk or able to be secured outside of business hours. <p>Note - Further information is available in Crime Prevention through Environmental Design: Guidelines for Queensland, State of Queensland, 2007.</p>	No example provided.
Lighting	
<p>PO27</p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on residential and other sensitive land uses.</p>	No example provided.

7 Local plans

Amenity	
<p>PO28</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other nuisance.</p>	<p>No example provided.</p>
Noise	
<p>PO29</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO30</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"> a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. <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>E30.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <hr/> <p>E30.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <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>
Works criteria	

Utilities	
<p>PO31</p> <p>The development is connected to an existing reticulated electricity supply system (approved by the relevant energy regulating authority) and the infrastructure does not negatively impact the streetscape.</p>	<p>E31</p> <p>The development is connected to underground electricity.</p>
<p>PO32</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO33</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO34</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>E34.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage system.</p>
	<p>E34.2</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 The Plumbing and Drainage Act 2002.</p>
<p>PO35</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>E35.1</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Water 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>E35.2</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 supply of at least 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>
<p>PO36</p>	<p>No example provided.</p>

7 Local plans

<p>The development is provided with dedicated and constructed road access.</p>	
<p>Access</p>	
<p>PO37</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. Rear entry, arcade etc.); b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	<p>No example provided.</p>
<p>PO38</p> <p>Where required access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO39</p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>	<p>E39.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <hr/> <p>E39.2</p> <p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p> <hr/> <p>E39.3</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>PO40</p> <p>Safe access facilities are provided for all vehicles required to access the site.</p>	<p>E39.4</p> <p>The lot layout allows forward access to and from the site.</p> <p>E40.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>E40.2</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> <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p>E40.3</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>PO41</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; ensure the orderly and efficient continuation of the active transport network; ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA</p>	<p>No example provided.</p>

7 Local plans

<p>should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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"> 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 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	
Stormwater	
<p>PO42</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 and examples.</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 example provided.</p>
<p>PO43</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>	<p>No example provided.</p>
<p>PO44</p>	<p>No example provided.</p>

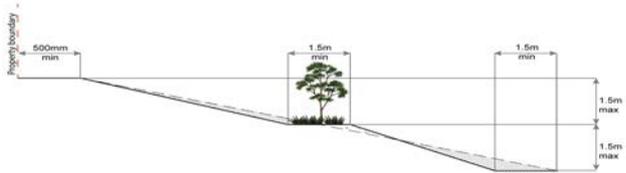
<p>Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 2 of the SPP.</p> <p>Note - A site-based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	
<p>PO45</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located within freehold land if the pipe diameter exceeds 300mm; overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
Site works and construction management	
<p>PO46</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO47</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> 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; minimise as far as possible, impacts on the natural environment; ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; avoid adverse impacts on street streets and their critical root zone. 	<p>E47.1</p> <p>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, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; stormwater discharged to adjoining and downstream properties does not cause scour and erosion; stormwater discharge rates do not exceed pre-existing conditions; the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins. <p>E47.2</p>

7 Local plans

	<p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
<p>PO48</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E47.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
<p>PO49</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>Note - Where the amount of imported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>E49.1</p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p> <p>E49.2</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>E49.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p>
<p>PO50</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E50</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed.

	Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.
<p>PO51</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E51.1</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>E51.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> 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 all native vegetation with a diameter below 400mm is to be chipped and stored on-site.
<p>PO52</p> <p>Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.</p>	No example provided.
Earthworks	
<p>PO53</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ol style="list-style-type: none"> the natural topographical features of the site; short and long-term slope stability; soft or compressible foundation soils; reactive soils; low density or potentially collapsing soils; existing fills and soil contamination that may exist on-site; the stability and maintenance of steep rock slopes and batters; excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential) 	<p>E53.1</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>E53.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p>
	<p>E53.3</p> <p>All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.</p>

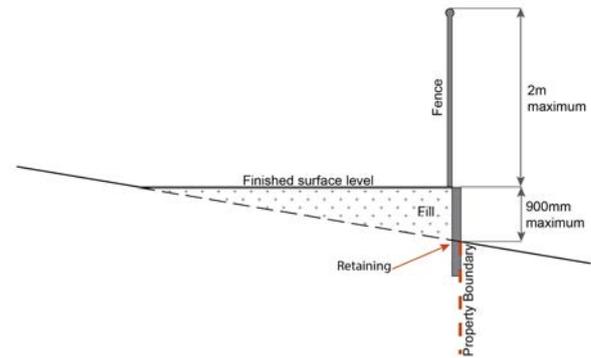
7 Local plans

<p>Note - Filling or excavation works are to be completed within six (6) months of the commencement date.</p>	<p>E53.4</p> <p>All filling or excavation is contained within the site.</p> <p>E53.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that required for the necessary approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <p>E53.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E53.7</p> <p>Materials used for structural fill are in accordance with AS3798.</p> <p>E53.8</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO54</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E54</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p style="text-align: center;">Figure - Embankment</p> 
<p>PO55</p> <p>On-site earthworks are undertaken in a manner that:</p>	<p>E55.1</p> <p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p>

<p>a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;</p> <p>b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <p>E55.2</p> <p>Earthworks that would result in any of the following are not carried out on-site:</p> <p>a. a reduction in cover over the Council or public sector entity maintained service to less than 600mm;</p> <p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO56</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - A slope stability report prepared by an RPEQ may be required.</p>	<p>No example provided.</p>
<p>PO57</p> <p>Filling or excavation does not result in</p> <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. 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>	<p>No example provided.</p>
Retaining walls and structures	
<p>PO58</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>E58</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>

7 Local plans

Figure - Retaining on a boundary



- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut

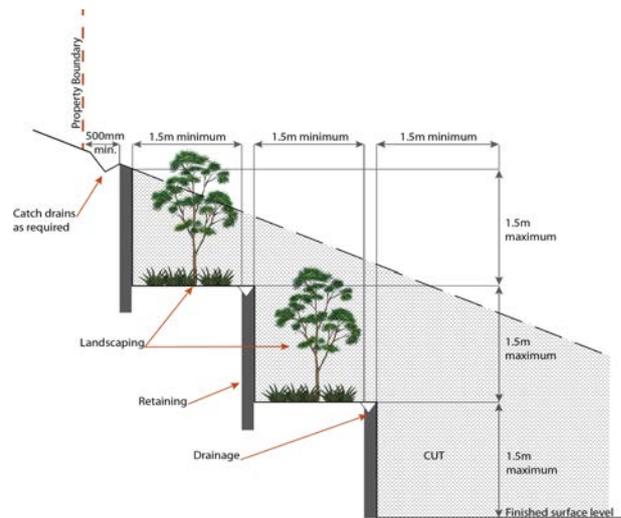
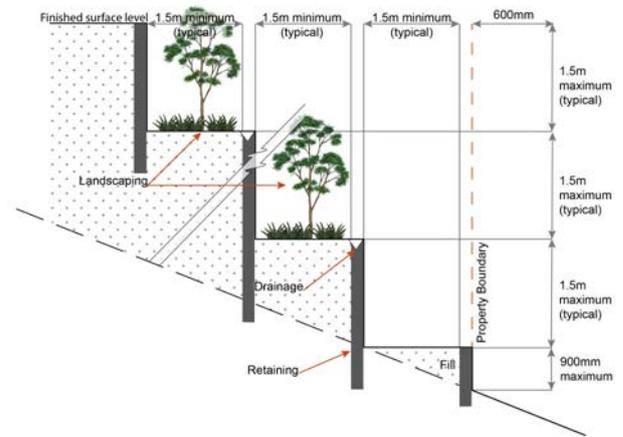


Figure - Fill



PO59

All earth retaining structures within the land and around areas of cut on or near the boundaries of the site provide for live and dead loads associated with the current occupancy and intended use of the adjoining lots.

No example provided.

Fire Services

Note - The provisions under this heading only apply if:

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

AND

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

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

PO60

Development incorporates a fire fighting system that:

- a. satisfies the reasonable needs of the fire fighting entity for the area;

E60.1

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

7 Local plans

<p>b. is appropriate for the size, shape and topography of the development and its surrounds;</p> <p>c. is compatible with the operational equipment available to the fire fighting entity for the area;</p> <p>d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another;</p> <p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <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>Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:</p> <p>a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;</p> <p>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);</p> <p>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:</p> <p>i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;</p> <p>ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;</p> <p>iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities;</p> <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p>
<p>PO61</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>E60.2</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> <p>a. an unobstructed width of no less than 3.5m;</p> <p>b. an unobstructed height of no less than 4.8m;</p> <p>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</p> <p>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</p> <p>E60.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p> <p>E61</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <p>a. those external hydrants can be seen from the vehicular entry point to the site; or</p> <p>b. a sign identifying the following is provided at the vehicular entry point to the site:</p> <p>i. the overall layout of the development (to scale);</p>

	<ul style="list-style-type: none"> ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>PO62</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>E62</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>
Use specific criteria	
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO63</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"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; 	<p>E63.1</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"> a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls.

7 Local plans

<p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>E63.2</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>PO64</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E64</p> <p>Access control arrangements:</p> <ol style="list-style-type: none"> do not create dead-ends or dark alleyways adjacent to the infrastructure; minimise the number and width of crossovers and entry points; provide safe vehicular access to the site; do not utilise barbed wire or razor wire.
<p>PO65</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <ol style="list-style-type: none"> generates no audible sound at the site boundaries where in a residential setting; or meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	<p>E65</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO66</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E66.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>E66.2</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>PO67</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E67</p> <p>A minimum of 45m² 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>PO68</p>	<p>E68</p>

<p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</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>PO69</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E69.1</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>E69.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E69.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity. <p>E69.4</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>E69.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>E69.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO70</p>	<p>E70</p>

7 Local plans

<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>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>PO71</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>E71</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p>Values and constraints criteria</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>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</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>PO72</p> <p>Development will:</p> <ol style="list-style-type: none"> a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided. 	<p>E72</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p>PO73</p> <p>Demolition and removal is only considered where:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	
<p>PO74</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 example provided.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO75</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>No example provided.</p>
<p>PO76</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <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>E76</p> <p>No example provided.</p>

7 Local plans

<p>PO77</p> <p>Development does not:</p> <ol style="list-style-type: none"> directly, indirectly or cumulatively cause any increase in overland flow velocity or level; increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO78</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>E78</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>PO79</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>E79</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>PO80</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E80.1</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"> Urban area – Level III; Rural area – N/A; Industrial area – Level V; Commercial area – Level V. <p>E80.2</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>PO81</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p>	<p>No example provided.</p>

<p>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</p> <p>b. an overland flow path where it crosses more than one premises;</p> <p>c. inter-allotment drainage infrastructure.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and acceptable outcomes.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO82</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <p>a. public benefit and enjoyment is maximised;</p> <p>b. impacts on the asset life and integrity of park structures is minimised;</p> <p>c. maintenance and replacement costs are minimised.</p>	<p>E82</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<p>Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO83</p> <p>Development within a High voltage electricity line buffer:</p> <p>a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields;</p> <p>b. is located and designed in a manner that maintains a high level of security of supply;</p> <p>c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.</p>	<p>E83</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>

7 Local plans

7.2.3.2.8 Light industry sub-precinct

7.2.3.2.8.1 Purpose - Light industry sub-precinct

Note - The Town centre light industry sub-precinct is intended to serve local and short term needs close to the town centre community, with good access and low amenity impacts.

1. The purpose of the Light industry sub-precinct will be achieved through the following overall outcomes:
 - a. The Light industry sub-precinct will facilitate and maintain the long term viability of a range of low impact and low intensity industry, service and business activities which are compatible with the adjacent Mixed business sub-precinct, and nearby Residential north sub-precinct.
 - b. Development for a use that is ancillary to a low impact industry⁽⁴²⁾ activity on the same site which directly supports industry and workers may be accommodated.
 - c. The operation and viability of low impact industry⁽⁴²⁾ activities is protected from the intrusion of incompatible uses.
 - d. Low impact industry⁽⁴²⁾ activities are located, designed and managed to:
 - i. maintain the health and safety of people;
 - ii. avoid significant adverse effects on the natural environment;
 - iii. minimise the possibility of adverse impacts on surrounding non-industrial uses.
 - e. Development incorporates a range of building materials, vertically and horizontally articulated facades, landscaping, promotion of customer entry points, and safe and legible pedestrian access.
 - f. Development encourages public transport patronage and active transport choices through the increased provision of appropriate end of trip facilities.
 - g. Low impact industry⁽⁴²⁾ activities which involve a high level of contact with the general public are located along a main street and provide a high quality built form and landscaped environment to the street.
 - h. Development fronting the main street is of a scale, character and built form that will positively contribute to a high standard of visual amenity along main street (East Street).
 - i. General works associated with the development achieves the following:
 - i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity, water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
 - j. 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.
 - k. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.

- l. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.
- m. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
- n. Development does not result in unacceptable impacts on the capacity and safety of the external road network.
- o. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
- p. Pedestrian connections are provided to integrate the development with the surrounding area as well as the street and public spaces.
- q. Development constraints:
- i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
- A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path;
 - I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
 - IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
- r. Development in the Light industry sub-precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> • Agricultural supplies store⁽²⁾ • Animal husbandry⁽⁴⁾ • Aquaculture⁽⁶⁾ (where in a building) • Bulk landscape supplies⁽⁹⁾ 	<ul style="list-style-type: none"> • Emergency services⁽²⁵⁾ • Food and drink outlet⁽²⁸⁾ (where not exceeding 100m² GFA) • Garden centre⁽³¹⁾ 	<ul style="list-style-type: none"> • Low impact industry⁽⁴²⁾ • Outdoor sales⁽⁵⁴⁾ • Research and technology industry⁽⁶⁴⁾ • Sales office⁽⁷²⁾
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7 Local plans

<ul style="list-style-type: none"> • Caretaker's accommodation⁽¹⁰⁾ • Car wash⁽¹¹⁾ • Educational establishment⁽²⁴⁾ (where for technical and trade related education only) 	<ul style="list-style-type: none"> • Hardware and trade supplies⁽³²⁾ • Indoor sport and recreation⁽³⁸⁾ (if not within 100m walking distance of the Centre core sub-precinct) 	<ul style="list-style-type: none"> • Service industry⁽⁷³⁾ • Service station⁽⁷⁴⁾ • Warehouse⁽⁸⁸⁾
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s. Development in the Light industry sub-precinct does not include one or more of the following uses:

<ul style="list-style-type: none"> • Air services⁽³⁾ • Animal keeping⁽⁵⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ (where not for technical and trade related education) • Environment facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ 	<ul style="list-style-type: none"> • Food and drink outlet⁽²⁸⁾ - if greater than 100m² GFA • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Health care services⁽³³⁾ • High impact industry⁽³⁴⁾ • Home based business⁽³⁵⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Major electricity infrastructure⁽⁴³⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Market⁽⁴⁶⁾ • Multiple dwelling⁽⁴⁹⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ 	<ul style="list-style-type: none"> • Outdoor sport and recreation⁽⁵⁵⁾ • Parking station⁽⁵⁸⁾ • Permanent plantation⁽⁵⁹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Short-term accommodation⁽⁷⁷⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Veterinary services⁽⁸⁷⁾ • Winery⁽⁹⁰⁾
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t. Development not listed in the tables above may be considered on its merits where it reflects and supports the outcomes of the zone.

7.2.3.2.8.2 Requirements for assessment

Part K - Criteria for assessable development - Light industry sub-precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part K, Table 7.2.3.2.8.1, as well as the purpose statement and overall outcomes.

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

Table 7.2.3.2.8.1 Assessable development - Light industry sub-precinct

Performance outcome	Examples that achieve aspects of the Performance Outcome
General criteria	
Site cover	
<p>PO1</p> <p>Building site cover allows for adequate on-site provision of:</p> <ul style="list-style-type: none"> a. car parking; b. vehicle access and manoeuvring; c. setbacks to boundaries; d. landscaped areas. 	No example provided.
Building height	
<p>PO2</p> <p>The height of buildings reflect the individual character of the precinct.</p>	<p>E2</p> <p>Building heights do not to exceed that mapped on Neighbourhood development plan map - Building heights.</p>
Setbacks	
<p>PO3</p> <p>Development addresses and activates streets and public spaces by:</p> <ul style="list-style-type: none"> a. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. the use of windows or glazing and avoiding blank walls with the use of sleeving); b. ensuring buildings and individual tenancies address street frontages and other areas of pedestrian movement; c. new buildings adjoin or are within 3m of a primary street frontage, civic space or public open space; d. locating car parking areas behind or under buildings to not dominate the street environment; 	<p>E3.1</p> <p>New buildings and extensions adjacent to street frontages are built to the street alignment.</p>
	<p>E3.2</p> <p>At grade car parking:</p> <ul style="list-style-type: none"> a. does not adjoin a main street or a corner; b. where at grade car parking areas adjoins a street (other than a main street) or civic space they should not take up more than 40% of the length of the street frontage. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>

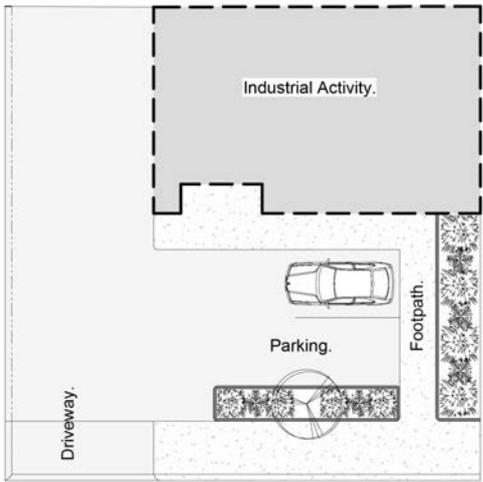
7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>e. providing visual interest to the façade (e.g. windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections);</p> <p>f. establishing or maintaining human scale.</p>	<p>E3.3</p> <p>Development on corner lots:</p> <ol style="list-style-type: none"> addresses both street frontages; express strong visual elements, including feature building entries. <p>E3.4</p> <p>Where adjoining the main street frontage, individual tenancies do not exceed 20m in length.</p>
<p>PO4</p> <p>Side and rear boundary setbacks maintain views, privacy, access to natural light and the visual amenity of adjoining sensitive land uses.</p>	<p>E4</p> <p>Where development adjoins non-Light industry sub-precinct land, the building is setback a minimum of 3m from the property boundary and includes landscaping along the boundary appropriate for screening with a mature height of at least 3m.</p> <p>Note - Refer to Planning scheme policy - Integrated design for determining acceptable levels of landscaping for screening purposes.</p>
<p>Building appearance and design</p>	
<p>PO5</p> <p>Building on highly visible sites incorporate a high standard of industrial design and construction, which adds visual interest to the streetscape and reduces the perceived bulk of the building from the street.</p> <p>Note - The following example illustrates an acceptable design response to this outcome.</p> 	<p>E5</p> <p>Where fronting a main street, or visible from a residential use or Mixed business sub-precinct lot, buildings provide a high level of architectural design, by incorporating:</p> <ol style="list-style-type: none"> a range of building materials, colours and features; facade articulation along street frontages; design features to promote customer entry points; materials that are not highly reflective.

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>PO6</p> <p>Buildings on highly visible corner allotments:</p> <ol style="list-style-type: none"> address both street frontages; contain building openings facing both street frontages; do not present blank unarticulated walls to either frontage. <p>Note - The following example illustrates an acceptable design response to this outcome.</p> 	<p>No example provided.</p>
Staff recreation area	
<p>PO7</p> <p>Development provides an on-site recreation area for staff that:</p> <ol style="list-style-type: none"> includes seating, tables and rubbish bins; is adequately protected from the weather; is safely accessible to all staff; is separate and private from public areas; is located away from a noisy or odorous activity. 	<p>No example provided.</p>
Landscaping	
<p>PO8</p> <p>Landscaping is provided on the site to:</p>	<p>E8</p> <p>Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>a. visually soften the built form, areas of hardstand, storage areas and mechanical plant associated with the on-site activities;</p> <p>b. complement the existing or desired streetscape;</p> <p>c. minimise the impact of industrial development on adjoining lots not within an industrial precinct or sub-precinct.</p>	
Fencing	
<p>PO9</p> <p>The provision of fencing on street frontages does not dominate the streetscape or create safety issues.</p> <p>Note - The following example illustrates an acceptable design response to this outcome.</p> 	<p>E9</p> <p>Where fencing is provided on the street frontage, it has a minimum transparency of 70%.</p>
Public access	
<p>PO10</p> <p>The use has a safe, clearly identifiable public access separated from service and parking areas.</p> <p>Note - The following diagram illustrates an acceptable design response to this outcome.</p>	<p>E10.1</p> <p>Pedestrian linkages are provided from the street and customer car parking areas directly to the main entrance of the building.</p> <hr/> <p>E10.2</p>

Performance outcome	Examples that achieve aspects of the Performance Outcome
 <p>The diagram is a site plan showing a building labeled 'Industrial Activity.' with a dashed outline. To the left of the building is a 'Driveway.' To the right is a 'Footpath.' In front of the building is a 'Parking.' area containing a car icon. A circular area with a person icon is also shown near the parking area.</p>	<p>The public access is separated from industrial service areas.</p>
Car parking	
<p>PO11</p> <p>Car parking is provided on-site to meet the anticipated demand of employees and visitors and avoid adverse impacts on the external road network.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>E11</p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p>
<p>PO12</p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> does not impact on the safety of the external road network; ensures the safety of pedestrians at all times; ensures the safe movement of vehicles within the site. 	<p>E12</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>
<p>PO13</p> <p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:</p> <ol style="list-style-type: none"> located along the most direct routes between building entrances, car parks and adjoining uses; 	<p>No example provided.</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. of a width to allow safe and efficient access for prams and wheelchairs. 	
<p>Bicycle parking and end of trip facilities</p> <p>Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.</p>	
<p>PO14</p> <ul style="list-style-type: none"> a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: <ul style="list-style-type: none"> i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: <ul style="list-style-type: none"> i. the projected population growth and forward planning for road upgrading and development of cycle paths; or ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters. <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p>	<p>E14.1</p> <p>Minimum bicycle parking facilities are provided at a rate of 1 bicycle parking space for every 3 vehicles parking spaces required by Schedule 7 – Car parking.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <hr/> <p>E14.2</p> <p>Bicycle parking is:</p> <ul style="list-style-type: none"> a. provided in accordance with <i>Austrroads (2008), Guide to Traffic Management - Part 11: Parking</i>; b. protected from the weather by its location or a dedicated roof structure; c. located within the building or in a dedicated, secure structure for residents and staff; d. adjacent to building entrances or in public areas for customers and visitors. <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>

Performance outcome	Examples that achieve aspects of the Performance Outcome																																		
<p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<p>E14.3</p> <p>For non-residential uses, storage lockers:</p> <ol style="list-style-type: none"> are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number); have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth). <p>Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>E14.4</p> <p>For non-residential uses, changing rooms:</p> <ol style="list-style-type: none"> are provided at a rate of 1 per 10 bicycle parking spaces; are fitted with a lockable door or otherwise screened from public view; are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below: <table border="1" data-bbox="778 1326 1473 1917"> <thead> <tr> <th>Bicycle spaces provided</th> <th>Male/ Female</th> <th>Change rooms required</th> <th>Showers required</th> <th>Sanitary compartments required</th> <th>Washbasins required</th> </tr> </thead> <tbody> <tr> <td>1-5</td> <td>Male and female</td> <td>1 unisex change room</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td>6-19</td> <td>Female</td> <td>1</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td rowspan="3">20 or more</td> <td>Male</td> <td>1</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td>Female</td> <td>1</td> <td>2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td>2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter</td> <td>1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> <tr> <td>Male</td> <td>1</td> <td>2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td>1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter</td> <td>1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> </tbody> </table> <p>Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.</p> <p>Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p>	Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required	1-5	Male and female	1 unisex change room	1	1 closet pan	1	6-19	Female	1	1	1 closet pan	1	20 or more	Male	1	1	1 closet pan	1	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required																														
1-5	Male and female	1 unisex change room	1	1 closet pan	1																														
6-19	Female	1	1	1 closet pan	1																														
20 or more	Male	1	1	1 closet pan	1																														
	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter																														
	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter																														

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
	<p>d. are provided with:</p> <ul style="list-style-type: none"> i. a mirror located above each wash basin; ii. a hook and bench seating within each shower compartment; iii. a socket-outlet located adjacent to each wash basin. <p>Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>
Loading and servicing	
<p>PO15</p> <p>Service areas including loading/unloading facilities, plant areas, bin storage and outdoor storage areas are screened from the direct view from public areas and non-Light industry sub-precinct land.</p> <p>Note - If landscaping is proposed for screening purposes, refer to Planning scheme policy - Integrated design for determining acceptable levels.</p>	No example provided.
<p>PO16</p> <p>Waste and waste storage areas are designed and managed in accordance with Planning scheme policy - Waste.</p>	No example provided.
Environmental impacts	
<p>PO17</p> <p>Where a use is not an environmentally relevant activity under the Environmental Protection Act, the release of any containment that may cause environmental harm is mitigated to an acceptable level.</p>	<p>E17</p> <p>Development achieves the standard listed in Schedule 1 Air Quality Objectives, Environmental Protection (Air) Policy 2008.</p>
Lighting	
PO18	E18

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>Lighting is directed and shielded to not cause unreasonable disturbance to any person on adjoining land.</p>	<p>Artificial lighting on-site is directed and shielded in such 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>
Noise	
<p>PO19</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO20</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"> a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. <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>E20.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E20.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <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>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
Works criteria	
Utilities	
<p>PO21</p> <p>The development is connected to an existing reticulated electricity supply system (approved by the relevant energy regulating authority) and the infrastructure does not negatively impact the streetscape.</p>	<p>E21</p> <p>The development is connected to underground electricity.</p>
<p>PO22</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO23</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO24</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>E24.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage system.</p>
	<p>E24.2</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 The Plumbing and Drainage Act 2002.</p>
<p>PO25</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>E25.1</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Water 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>E25.2</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 outcome	Examples that achieve aspects of the Performance Outcome
	supply of at least 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>PO26</p> <p>The development is provided with dedicated and constructed road access.</p>	No example provided.
Access	
<p>PO27</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. Rear entry, arcade etc.); provides safety and security of people and property at all times; does not impede active transport options; does not impact on the safe and efficient movement of traffic external to the site; where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	No example provided.
<p>PO28</p> <p>Where required access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	No example provided.
<p>PO29</p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> the development of the road network in the area; the function or safety of the road network; the capacity of the road network. <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>	<p>E29.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <hr/> <p>E29.2</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
	<p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p> <p>E29.3</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>E29.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO30</p> <p>Safe access facilities are provided for all vehicles required to access the site.</p>	<p>E30.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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. <p>E30.2</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> <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p>E30.3</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>PO31</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; 	<p>E31</p> <p>No example provided.</p>

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>b. ensure the orderly and efficient continuation of the active transport network;</p> <p>c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design.</p> <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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> <p>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</p> <p>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.</p> <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	
Stormwater	
<p>PO32</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 and examples.</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>	No example provided.
PO33	No example provided.

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>	
<p>PO34</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 2 of the SPP.</p> <p>Note - A site-based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	No example provided.
<p>PO35</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located within freehold land if the pipe diameter exceeds 300mm; overland flow paths where they cross more than one property boundary. <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>	No example provided.
Site works and construction management	
<p>PO36</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	No example provided.
<p>PO37</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> 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; minimise as far as possible, impacts on the natural environment; 	<p>E37.1</p> <p>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, including but not limited to the following:</p>

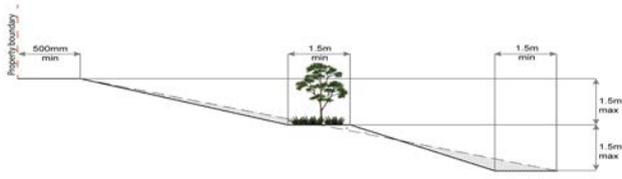
Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises;</p> <p>d. avoid adverse impacts on street streets and their critical root zone.</p>	<p>a. stormwater 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>E37.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E37.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
<p>PO38</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No example provided</p>
<p>PO39</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>Note - Where the amount of imported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>E39.1</p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p> <p>E39.2</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>

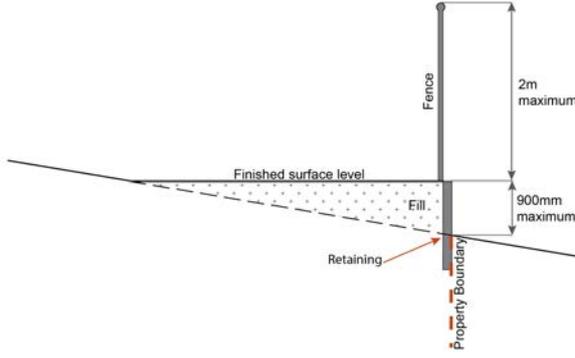
7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
	<p>E39.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p>
<p>PO40</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E40</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> topsoiled with a minimum compacted thickness of fifty (50) millimetres; grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO41</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E41.1</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> <hr/> <p>E41.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> 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 all native vegetation with a diameter below 400mm is to be chipped and stored on-site.
<p>PO42</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 example provided.</p>
<p>Earthworks</p>	
<p>PO43</p>	<p>E43.1</p>

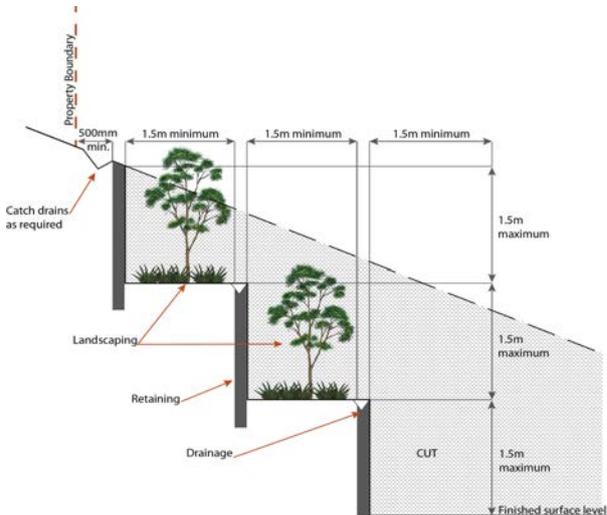
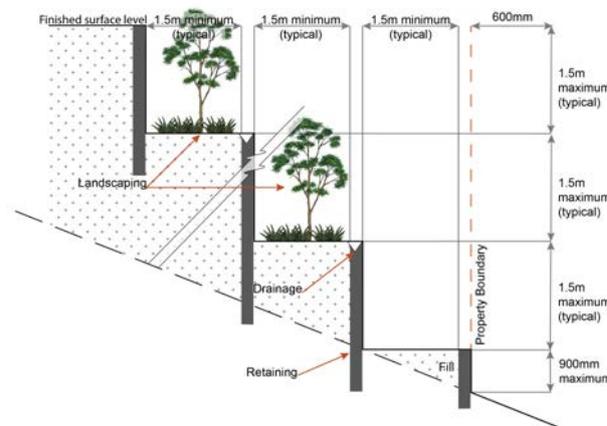
Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ul style="list-style-type: none"> a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fills and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential) <p>Note - Filling or excavation works are to be completed within six (6) months of the commencement date.</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>E43.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p>
	<p>E43.3</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>E43.4</p> <p>All filling or excavation is contained within the site.</p>
	<p>E43.5</p> <p>All fill placed on-site is:</p> <ul style="list-style-type: none"> a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).
	<p>E43.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
	<p>E43.7</p> <p>Materials used for structural fill are in accordance with AS3798.</p>
	<p>E43.8</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO44</p>	<p>E44</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p style="text-align: center;">Figure - Embankment</p> 
<p>PO45</p> <p>On-site earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>E45.1</p> <p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <hr/> <p>E45.2</p> <p>Earthworks that would result in any of the following are not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over the Council or public sector entity maintained service to less than 600mm; an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO46</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - A slope stability report prepared by an RPEQ may be required.</p>	<p>No example provided.</p>
<p>PO47</p> <p>Filling or excavation does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; any clearing of native vegetation. 	<p>No example provided.</p>

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>Note - To demonstrate compliance with this outcome, Planning scheme policy - Stormwater management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements..</p>	
<p>Retaining walls and structures</p>	
<p>PO48</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>E48</p> <p>Earth retaining structures:</p> <ol style="list-style-type: none"> are not constructed of boulder rocks or timber; where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; <p style="text-align: center;">Figure - Retaining on a boundary</p>  <ol style="list-style-type: none"> 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; 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.

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
	<p style="text-align: center;">Figure - Cut</p>  <p style="text-align: center;">Figure - Fill</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⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or
 - iv. material change of use for outdoor sales⁽⁵⁴⁾, outdoor processing or outdoor storage where involving combustible materials.

AND

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

Performance outcome	Examples that achieve aspects of the Performance Outcome
<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>PO49</p> <p>Development incorporates a fire fighting system that:</p> <ol style="list-style-type: none"> satisfies the reasonable needs of the fire fighting entity for the area; is appropriate for the size, shape and topography of the development and its surrounds; is compatible with the operational equipment available to the fire fighting entity for the area; considers the fire hazard inherent in the materials comprising the development and their proximity to one another; considers the fire hazard inherent in the surrounds to the development site; is maintained in effective operating order. <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>E49.1</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 requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:</p> <ol style="list-style-type: none"> in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; 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); 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"> for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6. <p>E49.2</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"> an unobstructed width of no less than 3.5m; an unobstructed height of no less than 4.8m; constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. <p>E49.3</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>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>PO50</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>E50</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ol style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>PO51</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>E51</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>
Use specific criteria	
Industrial land uses	

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>PO52</p> <p>Ancillary office⁽⁵³⁾, administration functions, retail sales and customer service components do not compromise the primary use of the site for industrial purposes or compromise the viability, role or function of the Caboolture West centres network.</p>	<p>E52</p> <p>The combined area of ancillary non-industrial activities, including but not limited to offices⁽⁵³⁾, administration functions, display and retail sale of commodities, articles or goods resulting from the industrial processes on-site, does not exceed 30% of the GFA or 500m², whichever is the lesser.</p>
<p>PO53</p> <p>Buildings directly adjoining non-Enterprise and employment precinct land:</p> <ol style="list-style-type: none"> are compatible with the character of the adjoining area; minimise overlooking and overshadowing; maintain privacy; do not cause significant loss of amenity to neighbouring residents by way of noise, vibration, odour, lighting, traffic generation and hours of operation. 	<p>No example provided.</p>
<p>PO54</p> <p>Non-industrial components of buildings (including offices and retail areas) are designed as high quality architectural features and incorporate entry area elements such as forecourts, awnings and the architectural treatment of roof lines and fascias.</p>	<p>No example provided.</p>
Non-industrial land uses	
<p>PO55</p> <p>With the exception of caretaker's accommodation⁽¹⁰⁾, residential and other sensitive land uses do not establish within the sub-precinct.</p>	<p>No example provided.</p>
<p>PO56</p> <p>Non-industrial uses:</p> <ol style="list-style-type: none"> are consolidated with existing non-industrial uses in the sub-precinct; do not compromise the viability, role or function of the Caboolture West's centres network; 	<p>No example provided.</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>c. are not subject to adverse amenity impacts or risk to health from industrial activities;</p> <p>d. do not constrain the function or viability of future industrial activities in Enterprise and employment precinct.</p> <p>Note - The submission of an Economic Impact Report or Hazard and Nuisance Mitigation Plan may be required to justify compliance with this outcome.</p>	
<p>PO57</p> <p>Where located on a Local street, non-industrial uses provide only direct convenience retail or services to the industrial workforce.</p>	<p>No example provided.</p>
<p>PO58</p> <p>Traffic generated by non-industrial uses does not detrimentally impact the operation and functionality of the external road network.</p>	<p>No example provided.</p>
<p>PO59</p> <p>The design of non-industrial buildings in the Light industry sub-precinct:</p> <p>a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, a consistent building line, blank walls that are visible from public places are treated to not negatively impact the surrounding amenity);</p> <p>b. contributes to a safe environment (e.g. through the use of lighting and not resulting in concealed recesses or potential entrapment areas);</p> <p>c. incorporates architectural features within the building facade at the street level to create human scale (e.g. awnings).</p>	<p>No example provided.</p>
<p>PO60</p> <p>Building entrances:</p> <p>a. are readily identifiable from the road frontage;</p> <p>b. add visual interest to the streetscape;</p>	<p>E60.1</p> <p>The main entrance to the building is clearly visible from and addresses the primary street frontage.</p> <hr/> <p>E60.2</p> <p>Where the building does not adjoin the street frontage, a dedicated and sealed pedestrian footpath is provided between the street frontage and the building entrance.</p>

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>c. are designed to limit opportunities for concealment;</p> <p>d. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites.</p> <p>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this outcome.</p>	
<p>PO61</p> <p>Development of caretaker's accommodation⁽¹⁰⁾:</p> <p>a. does not compromise the productivity of the use occurring on-site and in the surrounding area;</p> <p>b. is domestic in scale;</p> <p>c. provides adequate car parking provisions exclusive on the primary use of the site;</p> <p>d. is safe for the residents;</p> <p>e. has regard to the open space and recreation needs of the residents.</p>	<p>E61</p> <p>Caretaker's accommodation⁽¹⁰⁾:</p> <p>a. has a maximum GFA is 80m²;</p> <p>b. does not gain access from a separate driveway to that of the industrial use;</p> <p>c. provides a minimum 16m² of private open space directly accessible from a habitable room;</p> <p>d. provides car parking in accordance with the car parking rates table.</p>
<p>Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾</p>	
<p>PO62</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <p>a. high quality design and construction;</p> <p>b. visually integrated with the surrounding area;</p> <p>c. not visually dominant or intrusive;</p> <p>d. located behind the main building line;</p> <p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>E62.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <p>a. are enclosed within buildings or structures;</p> <p>b. are located behind the main building line;</p> <p>c. have a similar height, bulk and scale to the surrounding fabric;</p> <p>d. have horizontal and vertical articulation applied to all exterior walls.</p> <hr/> <p>E62.2</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>PO63</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E63</p> <p>Access control arrangements:</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
	<ul style="list-style-type: none"> a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
<p>PO64</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"> a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	<p>E64</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3KHz to 300Ghz.</p>	
<p>PO65</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E65.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>E65.2</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>PO66</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E66</p> <p>A minimum of 45m² 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>PO67</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E67</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>PO68</p>	<p>E68.1</p>

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<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>E68.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E68.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity. <p>E68.4</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>E68.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>E68.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO69</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>E69</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>PO70</p>	<p>E70</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting.	All equipment comprising the Telecommunications facility ⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints criteria <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>	
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) <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>	
PO71 <p>Development will:</p> <ol style="list-style-type: none"> a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided. 	E71 <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
PO72 <p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally 	No example provided.

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>unsound and is not reasonably capable of economic repair; or</p> <p>b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or</p> <p>c. limited demolition is performed in the course of repairs, maintenance or restoration; or</p> <p>d. demolition is performed following a catastrophic event which substantially destroys the building or object.</p>	
<p>PO73</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 example provided.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO74</p> <p>Development:</p> <p>a. minimises the risk to persons from overland flow;</p> <p>b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.</p>	<p>No example provided.</p>
<p>PO75</p> <p>Development:</p> <p>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;</p> <p>b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</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>E75</p> <p>No example provided.</p>

7 Local plans

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO76</p> <p>Development does not:</p> <ol style="list-style-type: none"> directly, indirectly or cumulatively cause any increase in overland flow velocity or level; increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO77</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>E77</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>PO78</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>E78</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>PO79</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E79.1</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"> Urban area – Level III; Rural area – N/A; Industrial area – Level V; Commercial area – Level V. <p>E79.2</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>

Performance outcome	Examples that achieve aspects of the Performance Outcome
<p>PO80</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ul style="list-style-type: none"> a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO81</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ul style="list-style-type: none"> a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised. 	<p>E81</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<p>Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO82</p> <p>Development within a High voltage electricity line buffer:</p> <ul style="list-style-type: none"> a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>E82</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>

7 Local plans

7.2.3.2.9 Specialised centre sub-precinct

7.2.3.2.9.1 Purpose - Specialised centre sub-precinct

1. The purpose of the Specialised centre sub-precinct will be achieved through the following overall outcomes:
 - a. Development of uses that support and complement the role and function of the Specialised centre and provide a local function may be accommodated.
 - b. The operation and viability of the Specialised centre are protected from the intrusion of incompatible uses.
 - c. The design, siting and construction of buildings for large footprint bulky goods retail, hardware and trade supplies and complementary activities:
 - i. maintain a human scale, through appropriate building heights and form;
 - ii. provides attractive frontages that address internal and external public spaces and adjoining main streets;
 - iii. improve pedestrian connectivity and walkability between key destinations within and external to the site through public realm improvements;
 - iv. ensure the safety, comfort and enjoyment of residents, visitors and workers;
 - v. provide for active and passive surveillance of the public spaces and road frontages;
 - vi. ensure parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from the streetscape and public spaces.
 - d. General works associated with the development achieves the following:
 - i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity, water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
 - e. 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.
 - f. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
 - g. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.
 - h. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
 - i. Development does not result in unacceptable impacts on the capacity and safety of the external road network.

- j. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
- k. Pedestrian connections are provided to integrate the development with the surrounding area as well as the street and public spaces.
- l. Development constraints:
- i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
- A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path;
 - I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
 - IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
- m. Development in the Specialised centre sub-precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> • Caretaker's accommodation⁽¹⁰⁾ • Car wash⁽¹¹⁾ • Emergency services⁽²⁵⁾ 	<ul style="list-style-type: none"> • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ 	<ul style="list-style-type: none"> • Outdoor sales⁽⁵⁴⁾ • Showroom⁽⁷⁸⁾
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- n. Development in the Specialised centre sub-precinct does not include one or more of the following uses:

<ul style="list-style-type: none"> • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Cemetery⁽¹²⁾ 	<ul style="list-style-type: none"> • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Low impact industry⁽⁴²⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Market⁽⁴⁶⁾ 	<ul style="list-style-type: none"> • Rooming accommodation⁽⁶⁹⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾
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7 Local plans

<ul style="list-style-type: none"> • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Educational Establishment⁽²⁴⁾ • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ - if including a drive through • Function facility⁽²⁹⁾ • Health care services⁽³³⁾ • High impact industry⁽³⁴⁾ • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ 	<ul style="list-style-type: none"> • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling⁽⁴⁹⁾ • Nature based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Parking station⁽⁵⁸⁾ • Permanent plantation⁽⁵⁹⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ 	<ul style="list-style-type: none"> • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Shop⁽⁷⁵⁾ - if for a supermarket, department or discount department store or having a gfa less than 500m² • Shopping centre⁽⁷⁶⁾ - if including a supermarket, department or discount department store or a shop having a gfa less than 500m² • Short-term accommodation⁽⁷⁷⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾ • Winery⁽⁹⁰⁾
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- o. Development not listed in the tables above may be considered on its merits where it reflects and supports the outcomes of the zone.

7.2.3.2.9.2 Requirements for assessment

Part L - Criteria for assessable development - Specialised centre sub-precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part L, Table 7.2.3.2.9.1, as well as the purpose statement and overall outcomes.

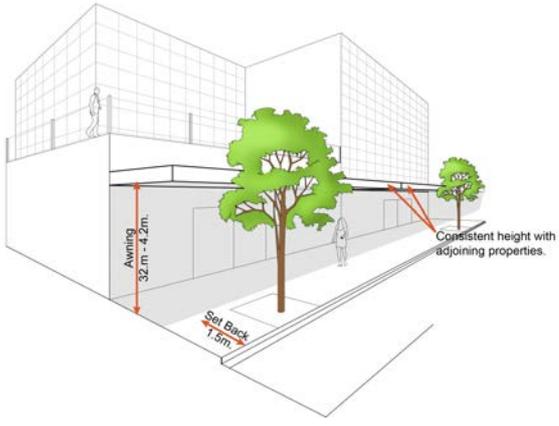
Where development is assessable development - impact assessment, the assessment benchmarks becomes the whole of the planning scheme.

Table 7.2.3.2.9.1 Assessable development - Specialised centre sub-precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcome
General criteria	

Centre network and function	
<p>PO1</p> <p>Development in the Specialised centre sub-precinct:</p> <p>a. is of a size, scale, range of services and location commensurate with the role and function of this sub-precinct in the centres network;</p> <p>b. provides for bulky retail and commercial activities.</p> <p>Note - Refer to Table 7.2.3.3 Caboolture West - centres network.</p>	No example provided.
Active frontage	
<p>PO2</p> <p>Buildings and individual tenancies address street frontages and other areas of pedestrian movement.</p>	No example provided.
Setbacks	
<p>PO3</p> <p>Side and rear setbacks are of a dimension to:</p> <p>a. cater for required openings, the location of loading docks and landscaped buffers etc.;</p> <p>b. protect the amenity of adjoining sensitive land uses.</p>	No example provided.
Site area	
<p>PO4</p> <p>The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.</p>	No example provided.
Building height	
<p>PO5</p> <p>The height of buildings reflect the individual character of the centre.</p>	<p>E5</p> <p>Building heights do not to exceed that mapped on Neighbourhood development plan map - Building heights.</p>
Built form	
<p>PO6</p> <p>Awnings are provided at the ground level fronting pedestrian footpaths. Awnings:</p> <p>a. provide adequate protection for pedestrians from solar exposure and inclement weather;</p>	<p>E6</p> <p>Buildings incorporate an awning that:</p> <p>a. is cantilevered;</p> <p>b. extends from the face of the building;</p>

7 Local plans

<ul style="list-style-type: none"> b. are integrated with the design of the building and the form and function of the street; c. do not compromise the provision of street trees and signage; d. ensure the safety of pedestrians and vehicles. 	<ul style="list-style-type: none"> c. has a minimum height of 3.2m and not more than 4.2m above pavement level; d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees; e. aligns with adjoining buildings to provide continuous shelter where possible. <p style="text-align: center;">Figure - Awning requirements</p> 
<p>PO7</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, a consistent building line, blank walls that are visible from public places are treated to not negatively impact the surrounding amenity); b. contributes to a safe environment (e.g. through the use of lighting and not resulting in concealed recesses or potential entrapment areas); c. incorporates architectural features within the building facade at the street level to create human scale. 	<p>No example provided.</p>
<p>PO8</p> <p>Building entrances:</p> <ul style="list-style-type: none"> a. are readily identifiable from the road frontage; b. add visual interest to the streetscape; c. are designed to limit opportunities for concealment; d. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; 	<p>No example provided.</p>

<p>e. Include footpaths that connect with adjoining sites;</p> <p>f. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance.</p> <p>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.</p>	
Car parking	
<p>PO9</p> <p>The provision of car parking spaces is:</p> <p>a. appropriate for the use;</p> <p>b. avoids an oversupply of car parking spaces.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>E9</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>
<p>PO10</p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</p>	<p>No example provided.</p>
<p>PO11</p> <p>Car parking design includes innovative solutions including on-street parking and shared parking areas.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples of on-street parking.</p>	<p>No example provided.</p>
<p>PO12</p> <p>The design of car parking areas:</p> <p>a. does not impact on the safety of the external road network;</p> <p>b. ensures the safety of pedestrians at all times;</p> <p>c. ensures the safe movement of vehicles within the site;</p> <p>d. interconnects with car parking areas on adjoining sites wherever possible.</p>	<p>E12</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>
<p>PO13</p> <p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:</p>	<p>No example provided.</p>

7 Local plans

<ul style="list-style-type: none"> a. located along the most direct pedestrian routes between building entrances, car parks and adjoining uses; b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. are of a width to allow safe and efficient access for prams and wheelchairs. 	
Loading and servicing	
<p>PO14</p> <p>Loading and servicing areas:</p> <ul style="list-style-type: none"> a. are not visible from any street frontage; b. are integrated into the design of the building; c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; d. are consolidated and shared with adjoining sites where possible. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	<p>No example provided.</p>
Waste	
<p>PO15</p> <p>Bins and bin storage areas are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>E15</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy - Waste.</p>
Landscaping and fencing	
<p>PO16</p> <p>On-site landscaping:</p> <ul style="list-style-type: none"> a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. incorporates shade trees in car parking areas; d. retains mature trees wherever possible; e. contributes to quality public spaces and the microclimate by providing shelter and shade; f. maintains the achievement of active frontages and sightlines for casual surveillance. 	<p>No example is provided.</p>

<p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	
<p>PO17</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>No example is provided.</p>
<p>Lighting</p>	
<p>PO18</p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on residential and other sensitive land uses.</p>	<p>No example provided.</p>
<p>Amenity</p>	
<p>PO19</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other nuisance.</p>	<p>No example provided.</p>
<p>Noise</p>	
<p>PO20</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO21</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"> a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. <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>E21.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <hr/> <p>E21.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport

7 Local plans

<p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible.</p> <p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <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>
Works criteria	
Utilities	
<p>PO22</p> <p>The development is connected to an existing reticulated electricity supply system (approved by the relevant energy regulating authority) and the infrastructure does not negatively impact the streetscape.</p>	<p>E22</p> <p>The development is connected to underground electricity.</p>
<p>PO23</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO24</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO25</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>E25.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage system.</p>
	<p>E25.2</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 The Plumbing and Drainage Act 2002.</p>
<p>PO26</p>	<p>E26.1</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>Where in an existing connections area or a future connections area as detailed in the Unitywater Water 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>PO27</p> <p>The development is provided with dedicated and constructed road access.</p>	<p>E26.2</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 supply of at least 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>
<p>Access</p>	
<p>PO28</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. Rear entry, arcade etc.); b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	<p>No example provided.</p>
<p>PO29</p> <p>Where required access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO30</p>	<p>E30.1</p>

7 Local plans

<p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> the development of the road network in the area; the function or safety of the road network; the capacity of the road network. <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>	<p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>
<p>PO31</p> <p>Safe access facilities are provided for all vehicles required to access the site.</p>	<p>E30.2</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>E30.3</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>E30.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO31</p> <p>Safe access facilities are provided for all vehicles required to access the site.</p>	<p>E31.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>
	<p>E31.2</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> <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p>
	<p>E31.3</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>PO32</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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"> 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 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	No example provided.
Stormwater	
<p>PO33</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 and examples.</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>	No example provided.

7 Local plans

<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>PO34</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>	<p>No example provided.</p>
<p>PO35</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 2 of the SPP.</p> <p>Note - A site-based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	<p>No example provided.</p>
<p>PO36</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located within freehold land if the pipe diameter exceeds 300mm; overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Site works and construction management</p>	
<p>PO37</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO38</p> <p>All works on-site are managed to:</p>	<p>E38.1</p> <p>Works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning</p>

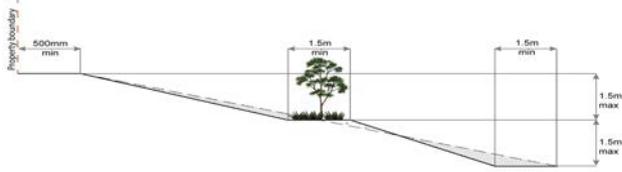
<ul style="list-style-type: none"> a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street streets and their critical root zone. 	<p>Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ul style="list-style-type: none"> a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.
<p>PO39</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E38.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
<p>PO40</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>Note - Where the amount of imported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>E38.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>E40.1</p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p> <p>E40.2</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>

7 Local plans

	<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>PO41</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E40.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p> <p>E41</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO42</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> a. is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E42.1</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>E42.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.
<p>PO43</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 example provided.</p>
<p>Earthworks</p>	

<p>PO44</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ol style="list-style-type: none"> the natural topographical features of the site; short and long-term slope stability; soft or compressible foundation soils; reactive soils; low density or potentially collapsing soils; existing fills and soil contamination that may exist on-site; the stability and maintenance of steep rock slopes and batters; excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential) <p>Note - Filling or excavation works are to be completed within six (6) months of the commencement date.</p>	<p>E44.1</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>E44.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p>
	<p>E44.3</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>E44.4</p> <p>All filling or excavation is contained within the site.</p>
	<p>E44.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that required for the necessary approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).
	<p>E44.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
	<p>E44.7</p> <p>Materials used for structural fill are in accordance with AS3798.</p>
	<p>E44.8</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO45</p>	<p>E45</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p>

7 Local plans

<p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p style="text-align: center;">Figure - Embankment</p> 
<p>PO46</p> <p>On-site earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>E46.1</p> <p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <hr/> <p>E46.2</p> <p>Earthworks that would result in any of the following are not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over the Council or public sector entity maintained service to less than 600mm; an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO47</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - A slope stability report prepared by an RPEQ may be required.</p>	<p>No example provided.</p>
<p>PO48</p> <p>Filling or excavation does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; any clearing of native vegetation. <p>Note - To demonstrate compliance with this outcome, Planning scheme policy - Stormwater management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements..</p>	<p>No example provided.</p>

Retaining walls and structures

PO49

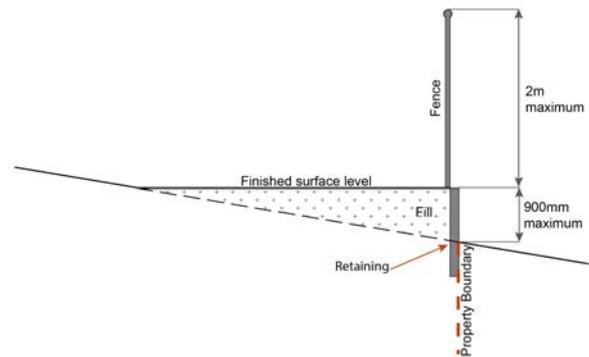
All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.

E49

Earth retaining structures:

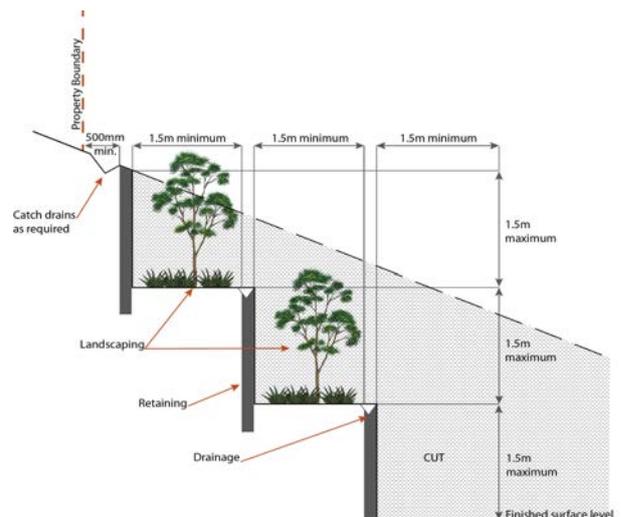
- a. are not constructed of boulder rocks or timber;
- b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

Figure - Retaining on a boundary



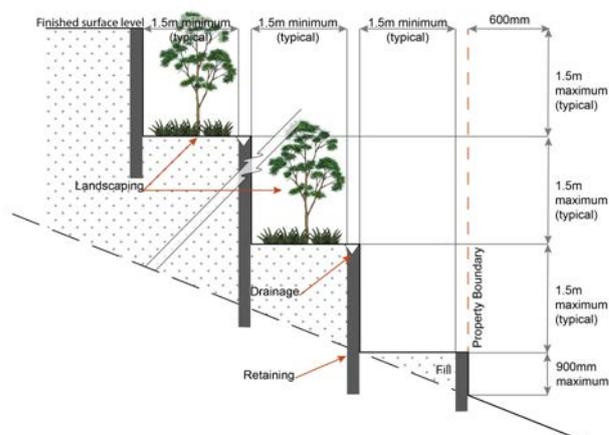
- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut



7 Local plans

Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

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

AND

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

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

PO50

Development incorporates a fire fighting system that:

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

E50.1

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

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

- a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;

<p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <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. 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);</p> <p>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:</p> <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p>
<p>PO51</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>E50.2</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> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. <p>E50.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p> <p>E51</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided);

7 Local plans

	<ul style="list-style-type: none"> v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>PO52</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>E52</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>
Use specific criteria	
Caretaker's accommodation ⁽¹⁰⁾	
<p>PO53</p> <p>With the exception of caretaker's accommodation⁽¹⁰⁾, residential and other sensitive land uses do not establish within the Specialised centre sub-precinct.</p>	<p>No example provided.</p>
<p>PO54</p> <p>Development of caretaker's accommodation⁽¹⁰⁾:</p> <ul style="list-style-type: none"> a. does not compromise the productivity of the use occurring on-site and in the surrounding area; b. is domestic in scale; 	<p>E54</p> <p>Caretaker's accommodation⁽¹⁰⁾:</p> <ul style="list-style-type: none"> a. has a maximum GFA of 80m²; b. does not gain access from a separate driveway to that of the industrial use;

<ul style="list-style-type: none"> c. provides adequate car parking provisions exclusive of the primary use of the site; d. is safe for the residents; e. has regard to the open space and recreation needs of the residents. 	<ul style="list-style-type: none"> c. provides a minimum 16m² of private open space directly accessible from a habitable room; d. provides car parking in accordance with the car parking rates table.
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO55</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"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E55.1</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"> a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. <p>E55.2</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>PO56</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E56</p> <p>Access control arrangements:</p> <ul style="list-style-type: none"> a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
<p>PO57</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"> a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	<p>E57</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3KHz to 300Ghz.</p>	

7 Local plans

<p>PO58</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E58.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p>
	<p>E58.2</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>PO59</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E59</p> <p>A minimum of 45m² 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>PO60</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E60</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>PO61</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ol style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E61.1</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>E61.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>E61.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ol style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	<p>E61.4</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>E61.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
<p>PO62</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>E61.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO63</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>E62</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>E63</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p>Values and constraints criteria</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>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</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>	

7 Local plans

<p>PO64</p> <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; retain public access where this is currently provided. 	<p>E64</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p>PO65</p> <p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> 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 demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or limited demolition is performed in the course of repairs, maintenance or restoration; or demolition is performed following a catastrophic event which substantially destroys the building or object. 	<p>No example provided.</p>
<p>PO66</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 example provided.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO67</p> <p>Development:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	
<p>PO68</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <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>E68</p> <p>No example provided.</p>
<p>PO69</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO70</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>E70</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>PO71</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>E71</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>

7 Local plans

<p>PO72</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E72.1</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"> Urban area – Level III; Rural area – N/A; Industrial area – Level V; Commercial area – Level V. <p>E72.2</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>PO73</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"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one premises; inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO74</p> <p>Development for a Park⁽⁵⁷⁾ 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"> public benefit and enjoyment is maximised; impacts on the asset life and integrity of park structures is minimised; maintenance and replacement costs are minimised. 	<p>E74</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO75</p>	<p>E75</p>

<p>Development within a High voltage electricity line buffer:</p> <ul style="list-style-type: none">a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields;b. is located and designed in a manner that maintains a high level of security of supply;c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.	<p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>
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7 Local plans

7.2.3.3 Enterprise and employment precinct

7.2.3.3.1 Purpose – Enterprise and employment precinct

Editor's note - A major enterprise and employment area is located on flat land in the north-east, near D'Aguilar Highway. Intended uses include a major concentration of employment-generating development, dominated by low and medium impact industries and a degree of large format retail (e.g. hardware) is also expected along the four lane main street between King Street (a major access point to Caboolture West) and Stern Road/Town centre. Each of these intended developments is assigned a sub-precinct.

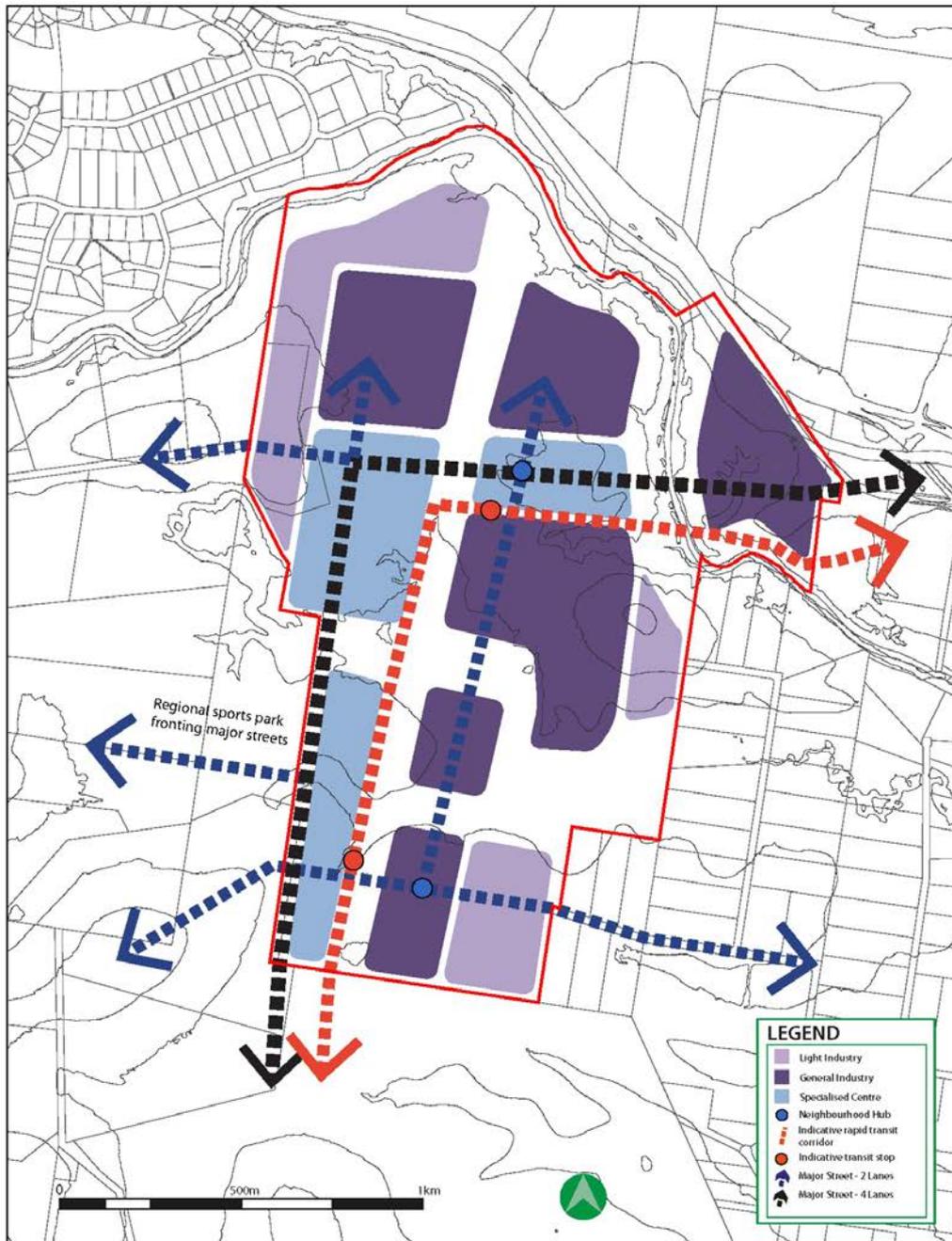
The dedicated public transport right of way enters the sub-precinct passing behind industry land before turning south along the powerline corridor towards the Town centre. Two transit stops are proposed and neighbourhood hubs may also emerge at these locations to service workers with food and drink and other essential business activities.

A mix of lot sizes, from 2000m² to 5ha, is expected. Low impact industry⁽⁴²⁾ is located close to surrounding residential areas to minimise amenity effects to nearby residents. A loose grid of streets is designed to maximise block regularity as well as access. Cul-de-sacs are not preferred due to turning and congestion difficulties. Street connections to surrounding areas are provided although through traffic must be carefully managed.

Open space is extensive due to the number of significant waterways as well as the north-south powerline corridor, also used for the dedicated public transport right of way and paths and potentially active open space uses. Open space corridors range in width from 50m to 200m wide.

1. The Enterprise and employment precinct is generally established in the north-east quadrant of the Caboolture West local plan area and is intersected by the Green network precinct.
2. The Enterprise and employment precinct is intended to be developed as the primary location for low to medium impact industry uses and industry employment within the Caboolture West local plan area, complementing the other Industry places throughout the Caboolture City area. The precinct primarily provides high quality, fully serviced, accessible land for a compatible mix of Low impact industry⁽⁴²⁾ and Medium impact industry⁽⁴⁷⁾ uses, a secondary function is to accommodate large format retail uses and Indoor sport and recreation⁽³⁸⁾ along the main street boulevard. The primary and secondary functions are supported and complemented by smaller scale business uses providing a local function.
3. The Enterprise and employment precinct comprises the following sub-precincts as identified on a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.3.1 - Enterprise and employment urban design framework. Each sub-precinct has a different primary function and focus as described below:
 - a. The General industry sub-precinct is developed as a high quality industry employment area west of Caboolture providing for low and medium impact industries and serving the general industry needs of the wider Caboolture City area. It also includes a neighbourhood hub providing a limited line supermarket, a limited range of speciality retail shops⁽⁷⁵⁾ and commercial premises, health services and community facilities to the business and employed persons within the Enterprise and employment precinct.
 - b. The Light industry sub-precinct will facilitate the long term viability of a range of low impact and low intensity industrial and business activities which are compatible with adjacent specialised centre, general industry and residential areas.
 - c. The Specialised centre sub-precinct comprises large bulky goods retail and commercial activities which serve a specific retail and business purpose. It also includes a neighbourhood hub located on the main street boulevard providing a limited line supermarket, a limited range of speciality retail shops⁽⁷⁵⁾ and commercial premises, health services and community facilities to the business and employed persons within the Enterprise and employment precinct.

Figure 7.2.3.3.1 - Enterprise and employment urban design framework



7 Local plans

7.2.3.3.1 General industry sub-precinct

7.2.3.3.1.1 Purpose - General industry sub-precinct

1. The purpose of the General industry sub-precinct will be achieved through the following overall outcomes:
 - a. Land is developed for General industry purposes on lots identified as General industry sub-precinct on a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.3.1 - Enterprise and employment urban design framework.
 - b. The sub-precinct is the only location available for Medium impact industry⁽⁴⁷⁾ in the Caboolture West local plan area and only development that is compatible with the long term viability of the sub-precinct for a range of low-medium impact industry activities will be supported.
 - c. Development for a use that is ancillary to a low-medium impact industry activity on the same site that directly supports industry and workers may be accommodated.
 - d. The General industry sub-precinct includes a neighbourhood hub located on a major street providing convenience retail and commercial support functions to the businesses and employed persons within the Enterprise and employment precinct.
 - e. Neighbourhood hubs are located:
 - i. at the junction of main streets and public transport routes in accessible and visible locations;
 - ii. generally to the side of the intersection creating pedestrian focused main streets;
 - iii. where it will service the immediate convenience needs of the employment and industry workforce;
 - iv. in locations shown on a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.3.1 - Enterprise and employment urban design framework.
 - f. The operation and viability of low-medium impact industry activities is protected from the intrusion of incompatible uses.
 - g. Development provides for a range of lot sizes to cater for varying industrial and employment needs and user requirements as indicated on a Neighbourhood development plan.
 - h. The built form of development located adjoining the main street boulevard and at the intersection with the D'Aguilar Highway forms a gateway into the Enterprise and employment precinct and the Caboolture West local plan area having a high quality and distinctive design.
 - i. Uses provided within the sub-precinct do not compromise the purpose and outcomes sought for the nearby Town centre precinct, local centres and neighbourhood hubs which are the convenience hubs for adjacent residential neighbourhoods.
 - j. Non-industrial uses are of a scale that provides a convenience service or support role to industries and employees within the precinct only.
 - k. Retail or commercial uses are not established unless subordinate to and associated with the low-medium impact industry activities on site.
 - l. Development of a type, scale and intensity of development which may give rise to the possibility of adverse effects on sensitive receptors may be located within the precinct provided the location and activity is indicated on a Neighbourhood development plan and sufficiently buffered from surrounding activities by environmental management areas, open space, low impact industrial uses and non-industrial uses.
 - m. Low-medium impact industry activities are located, designed and managed to:
 - i. maintain the health and safety of people;

- ii. avoid significant adverse effects on the natural environment; and
 - iii. minimise the possibility of adverse impacts on sensitive land uses.
- n. Development incorporates a range of building materials, vertically and horizontally articulated facades, landscaping, promotion of customer entry points, and safe and legible pedestrian access.
- o. The scale, character and built form of development and the resulting streetscape contribute to a high standard of visual and physical amenity and incorporates crime prevention through environmental design (CPTED) principles.
- p. Development is designed to incorporate sustainable practices where possible, including water sensitive design and energy efficient building design.
- q. Development is accessed by a network of industrial streets as shown on a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.3.1 - Enterprise and employment urban design framework.
- r. Development does not compromise the integrity and efficiency of the identified public transport corridor.
- s. General works associated with the development achieves the following:
- i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity, water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- t. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.
- u. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- v. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.
- w. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
- x. Development does not result in unacceptable impacts on the capacity and safety of the external road network.
- y. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
- z. Pedestrian connections are provided to integrate the development with the surrounding area as well as the street and public spaces.
- aa. Development constraints:

7 Local plans

- i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
- A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path:
 - I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
 - IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

ab. Development in the General industry sub-precinct includes one or more of the following:

<ul style="list-style-type: none"> • Agricultural supplies store⁽²⁾ • Bulk landscape supplies⁽⁹⁾ • Caretakers accommodation⁽¹⁰⁾ • Emergency services⁽²⁵⁾ 	<ul style="list-style-type: none"> • Low impact industry⁽⁴²⁾ • Medium impact industry⁽⁴⁷⁾ • Research and technology industry⁽⁶⁴⁾ • Service industry⁽⁷³⁾ 	<ul style="list-style-type: none"> • Substation⁽⁸⁰⁾ • Telecommunication facility⁽⁸¹⁾ • Utility installation⁽⁸⁶⁾ • Warehouse⁽⁸⁸⁾ • Where in a neighbourhood hub: <ul style="list-style-type: none"> • Food and drink outlet⁽²⁸⁾ • Office⁽⁵³⁾ • Shop⁽⁷⁵⁾ • Veterinary services⁽⁸⁷⁾
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ac. Development in the General industry sub-precinct does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ 	<ul style="list-style-type: none"> • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ 	<ul style="list-style-type: none"> • Permanent plantation⁽⁵⁹⁾ • Place of worship⁽⁶⁰⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾
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<ul style="list-style-type: none"> • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Education establishment⁽²⁴⁾ • Environment facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ 	<ul style="list-style-type: none"> • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Major electricity infrastructure⁽⁴³⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Market⁽⁴⁶⁾ • Multiple dwelling⁽⁴⁹⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Parking station⁽⁵⁸⁾ 	<ul style="list-style-type: none"> • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rural industry⁽⁷⁰⁾ • Rural workers accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Shopping centre⁽⁷⁵⁾ • Short-term accommodation⁽⁷⁷⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist park⁽⁸⁴⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- ad. Development not listed in the tables above may be considered on its merits where it reflects and supports the outcomes of the sub-precinct.

7.2.3.3.1.2 Requirements for assessment

Part M - Criteria for assessable development - General industry sub-precinct

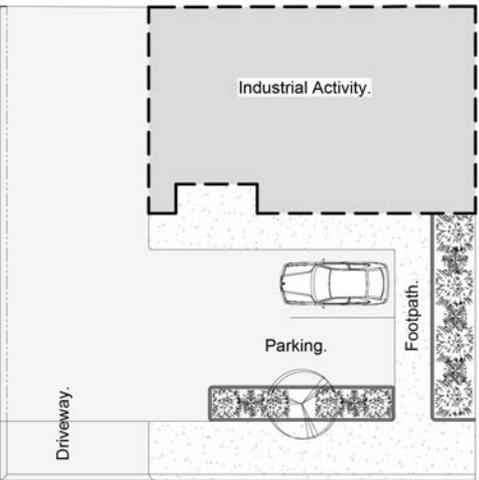
Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part M, Table 7.2.3.3.1.1, as well as the purpose statement and overall outcomes.

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

7 Local plans

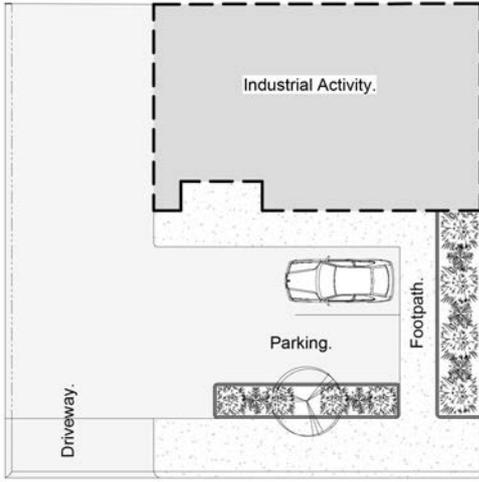
Table 7.2.3.3.1.1 Assessable development - General industry sub-precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcome
General criteria	
Site cover	
<p>PO1</p> <p>Building site cover allows for adequate on-site provision of:</p> <ul style="list-style-type: none"> a. car parking; b. vehicle access and manoeuvring; c. setbacks to boundaries; d. landscaped areas. 	<p>No example provided.</p>
Building height	
<p>PO2</p> <p>The height of buildings reflect the individual character of the precinct.</p>	<p>E2</p> <p>Building heights do not to exceed that mapped on Neighbourhood development plan map - Building heights.</p>
Setbacks	
<p>PO3</p> <p>Street boundary setbacks:</p> <ul style="list-style-type: none"> a. minimise building bulk and visual dominance from the street; b. provide areas for landscaping at the front of the site; c. allow for customer parking to be located at the front of the building. <p>Note - The following diagram illustrates an acceptable design response to this outcome.</p>	<p>E3</p> <p>Buildings maintain a minimum setback of:</p> <ul style="list-style-type: none"> a. 6m to the street frontage; b. 3m to the secondary street frontage; c. 5m to land not included in the Enterprise and employment precinct.

Performance outcomes	Examples that achieve aspects of the Performance Outcome
 <p>The diagram illustrates a site plan for an industrial development. A grey-shaded area at the top is labeled 'Industrial Activity'. To its left is a 'Driveway'. Below the industrial area is a 'Parking' area containing a car icon. To the right of the parking area is a 'Footpath' lined with landscaping. The industrial building is shown with a dashed-line setback from the property boundaries.</p>	
<p>PO4</p> <p>Side and rear boundary setbacks maintain views, privacy, access to natural light and the visual amenity of adjoining sensitive land uses.</p>	<p>E4</p> <p>Where a development adjoins Urban living precinct or Rural living precinct land, the building is setback a minimum of 3m from the property boundary and includes landscaping along the boundary appropriate for screening with a mature height of at least 3m.</p> <p>Note - Refer to Planning scheme policy - Integrated design for determining acceptable levels of landscaping for screening purposes.</p>
Building appearance and design	
<p>PO5</p> <p>Building on highly visible sites incorporate a high standard of industrial design and construction, which adds visual interest to the streetscape and reduces the perceived bulk of the building from the street.</p> <p>Note - The following examples illustrate an acceptable design response to this outcome.</p>	<p>E5</p> <p>Where fronting a main street, or visible from a neighbourhood hub, buildings provide a high level of architectural design, by incorporating:</p> <ol style="list-style-type: none"> a. a range of building materials, colours and features; b. facade articulation along street frontages;

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<ul style="list-style-type: none"> c. design features to promote customer entry points; d. materials that are not highly reflective.
Staff recreation	
<p>PO6</p> <p>Development provides an on-site recreation area for staff that:</p> <ul style="list-style-type: none"> a. includes seating, tables and rubbish bins; b. is adequately protected from the weather; c. is safely accessible to all staff; d. is separate and private from public areas; e. is located away from a noisy or odorous activity. 	<p>No example provided.</p>
Landscaping	
<p>PO7</p> <p>Landscaping is provided on the site to:</p> <ul style="list-style-type: none"> a. visually soften the built form, areas of hardstand, storage areas and mechanical plant associated with the on-site processes; b. complement the existing or desired streetscape; c. minimise the impact of industrial development on adjoining lots not within the Enterprise and employment precinct. 	<p>E7</p> <p>Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.</p>
Fencing	

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO8</p> <p>The provision of fencing on street frontages does not dominate the streetscape or create safety issues.</p> <p>Note - The following example illustrates an acceptable design response to this outcome.</p> 	<p>E8</p> <p>Where fencing is provided on the street frontage, it has a minimum transparency of 70%.</p>
Public access	
<p>PO9</p> <p>The use has a safe, clearly identifiable public access separated from service and parking areas.</p> <p>Note - The following diagram illustrates an acceptable design response to this outcome.</p> 	<p>E9.1</p> <p>Pedestrian linkages are provided from the street and customer car parking areas directly to the main entrance of the building.</p> <hr/> <p>E9.2</p> <p>The public access is separated from industrial service areas.</p>
Car parking	
PO10	E10

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Car parking is provided on-site to meet the anticipated demands of employees and visitors and avoid adverse impacts on the external road network.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>Car parking is provided in accordance with Schedule 7 - Car parking.</p>
<p>PO11</p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> a. does not impact on the safety of the external road network; b. ensures the safety of pedestrians at all times; c. ensures the safe movement of vehicles within the site. 	<p>E11</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>
<p>Bicycle parking and end of trip facilities</p> <p>Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.</p>	
<p>PO12</p> <ol style="list-style-type: none"> a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: <ol style="list-style-type: none"> i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: <ol style="list-style-type: none"> i. the projected population growth and forward planning for road upgrading and development of cycle paths; or 	<p>E12.1</p> <p>Minimum bicycle parking facilities are provided at a rate of 1 bicycle parking space for every 3 vehicles parking spaces required by Schedule 7 – Car parking.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>E12.2</p> <p>Bicycle parking is:</p> <ol style="list-style-type: none"> a. provided in accordance with <i>Austrroads (2008), Guide to Traffic Management - Part 11: Parking</i>; b. protected from the weather by its location or a dedicated roof structure;

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or</p> <p>iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.</p> <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p> <p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<p>c. located within the building or in a dedicated, secure structure for residents and staff;</p> <p>d. adjacent to building entrances or in public areas for customers and visitors.</p> <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>
	<p>E12.3</p> <p>For non-residential uses, storage lockers:</p> <p>a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number);</p> <p>b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).</p> <p>Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>
	<p>E12.4</p> <p>For non-residential uses, changing rooms:</p> <p>a. are provided at a rate of 1 per 10 bicycle parking spaces;</p> <p>b. are fitted with a lockable door or otherwise screened from public view;</p> <p>c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome																																				
	<table border="1"> <thead> <tr> <th data-bbox="805 293 906 371">Bicycle spaces provided</th> <th data-bbox="908 293 986 371">Male/ Female</th> <th data-bbox="987 293 1078 371">Change rooms required</th> <th data-bbox="1080 293 1187 371">Showers required</th> <th data-bbox="1189 293 1350 371">Sanitary compartments required</th> <th data-bbox="1351 293 1474 371">Washbasins required</th> </tr> </thead> <tbody> <tr> <td data-bbox="805 374 906 461">1-5</td> <td data-bbox="908 374 986 461">Male and female</td> <td data-bbox="987 374 1078 461">1 unisex change room</td> <td data-bbox="1080 374 1187 461">1</td> <td data-bbox="1189 374 1350 461">1 closet pan</td> <td data-bbox="1351 374 1474 461">1</td> </tr> <tr> <td data-bbox="805 463 906 506">6-19</td> <td data-bbox="908 463 986 506">Female</td> <td data-bbox="987 463 1078 506">1</td> <td data-bbox="1080 463 1187 506">1</td> <td data-bbox="1189 463 1350 506">1 closet pan</td> <td data-bbox="1351 463 1474 506">1</td> </tr> <tr> <td data-bbox="805 508 906 551">20 or more</td> <td data-bbox="908 508 986 551">Male</td> <td data-bbox="987 508 1078 551">1</td> <td data-bbox="1080 508 1187 551">1</td> <td data-bbox="1189 508 1350 551">1 closet pan</td> <td data-bbox="1351 508 1474 551">1</td> </tr> <tr> <td data-bbox="805 553 906 719"></td> <td data-bbox="908 553 986 719">Female</td> <td data-bbox="987 553 1078 719">1</td> <td data-bbox="1080 553 1187 719">2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td data-bbox="1189 553 1350 719">2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter</td> <td data-bbox="1351 553 1474 719">1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> <tr> <td data-bbox="805 721 906 929"></td> <td data-bbox="908 721 986 929">Male</td> <td data-bbox="987 721 1078 929">1</td> <td data-bbox="1080 721 1187 929">2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td data-bbox="1189 721 1350 929">1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter</td> <td data-bbox="1351 721 1474 929">1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> </tbody> </table> <p data-bbox="821 965 1465 1016">Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.</p> <p data-bbox="821 1043 1465 1095">Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <p data-bbox="805 1162 1474 1379">d. are provided with:</p> <ol style="list-style-type: none"> <li data-bbox="869 1223 1422 1249">i. a mirror located above each wash basin; <li data-bbox="869 1256 1474 1317">ii. a hook and bench seating within each shower compartment; <li data-bbox="869 1323 1474 1379">iii. a socket-outlet located adjacent to each wash basin. <p data-bbox="821 1451 1465 1552">Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities</p> <p data-bbox="821 1608 1465 1760">Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>	Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required	1-5	Male and female	1 unisex change room	1	1 closet pan	1	6-19	Female	1	1	1 closet pan	1	20 or more	Male	1	1	1 closet pan	1		Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter		Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
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Loading and servicing																																					
<p data-bbox="124 1888 197 1915">PO13</p> <p data-bbox="124 1944 785 2069">Service areas including loading/unloading facilities, plant areas and outdoor storage areas are screened from the direct view from public areas and land not included in the Enterprise and employment precinct.</p>	<p data-bbox="805 1888 1070 1915">No example provided.</p>																																				

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Note - If landscaping is proposed for screening purposes, refer to Planning scheme policy - Integrated design for determining acceptable levels.</p>	
Waste	
<p>PO14</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	<p>No example provided.</p>
Environmental impacts	
<p>PO15</p> <p>Where a use is not an environmentally relevant activity under the Environmental Protection Act, the release of any containment that may cause environmental harm is mitigated to an acceptable level.</p>	<p>E15</p> <p>Development achieves the standard listed in Schedule 1 Air Quality Objectives, Environmental Protection (Air) Policy 2008.</p>
Lighting	
<p>PO16</p> <p>Lighting is directed and shielded to not cause unreasonable disturbance to any person on adjoining land.</p>	<p>E16</p> <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>
<p>Hazardous Chemicals</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 Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO17</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>E17.1</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>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>a. For any hazard scenario involving the release of gases or vapours:</p> <ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. <p>b. For any hazard scenario involving fire or explosion:</p> <ul style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. <p>If criteria E18.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10⁻⁶/year.</p> <hr/> <p>E17.2</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> <ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. <p>b. For any hazard scenario involving fire or explosion:</p> <ul style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. <p>If criteria E18.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10⁻⁶/year.</p> <hr/> <p>E17.3</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>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>Dangerous Dose</p> <ul style="list-style-type: none"> a. For any hazard scenario involving the release of gases or vapours: <ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> i. 14kPa overpressure; ii. 12.6kW/m² heat radiation. <p>If criteria E18.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10⁻⁶/year.</p>
<p>PO18</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>E18</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>PO19</p> <p>Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including fire fighting media.</p>	<p>E19</p> <p>Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.</p>
<p>PO20</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>E20.1</p> <p>The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively:</p> <ul style="list-style-type: none"> a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level. <hr/> <p>E20.2</p> <p>The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Noise	
<p>PO21</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	No example provided.
<p>PO22</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <ul style="list-style-type: none"> a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. <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>E22.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E22.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. are not visible from an adjoining road or public area unless: <ul style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <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>
Works criteria	
Utilities	

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO23</p> <p>The development is connected to an existing reticulated electricity supply system (approved by the relevant energy regulating authority) and the infrastructure does not negatively impact the streetscape.</p>	<p>E23</p> <p>The development is connected to underground electricity.</p>
<p>PO24</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO25</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO26</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>E26.1</p> <p>Where in a sewerage area, the development is connected to a reticulated sewerage system.</p>
	<p>E26.2</p> <p>Where not in a sewerage 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 The Plumbing and Drainage Act 2002.</p>
<p>PO27</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>E27.1</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Water 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>E27.2</p> <p>Where not in an existing connections area or a future connections area as detailed in the Unitywater Water Connections Policy, the development is provided with an adequate water supply of at least 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>
<p>PO28</p>	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
The development is provided with dedicated and constructed road access.	
Access	
<p>PO29</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. Rear entry, arcade etc.); provides safety and security of people and property at all times; does not impede active transport options; does not impact on the safe and efficient movement of traffic external to the site; where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	No example provided.
<p>PO30</p> <p>Where required access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	No example provided.
<p>PO31</p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> the development of the road network in the area; the function or safety of the road network; the capacity of the road network. <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>	<p>E31.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <hr/> <p>E31.2</p> <p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p> <hr/> <p>E31.3</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<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>E31.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO32</p> <p>Safe access facilities are provided for all vehicles required to access the site.</p>	<p>E32.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>E32.2</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> <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p>E32.3</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>PO33</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; ensure the orderly and efficient continuation of the active transport network; ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. 	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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"> 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 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	
Stormwater	
<p>PO34</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 and examples.</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 example provided.</p>
<p>PO35</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>	<p>No example provided.</p>

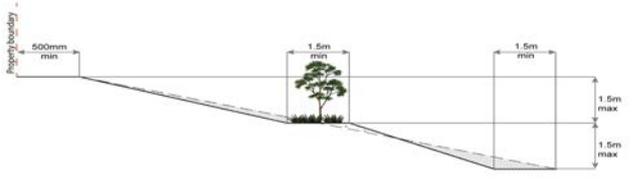
Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO36</p> <p>Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 2 of the SPP.</p> <p>Note - A site-based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	No example provided.
<p>PO37</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located within freehold land if the pipe diameter exceeds 300mm; overland flow paths where they cross more than one property boundary. <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>	No example provided.
Site works and construction management	
<p>PO38</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	No example provided.
<p>PO39</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> 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; minimise as far as possible, impacts on the natural environment; ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; avoid adverse impacts on street streets and their critical root zone. 	<p>E39.1</p> <p>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, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; stormwater discharged to adjoining and downstream properties does not cause scour and erosion; stormwater discharge rates do not exceed pre-existing conditions; the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>E39.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E39.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>E39.4</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>PO40</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E40</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO41</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>Note - Where the amount of imported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>E41.1</p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p>
	<p>E41.2</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>E41.3</p>

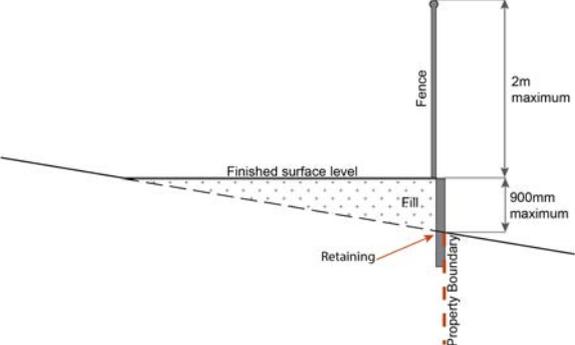
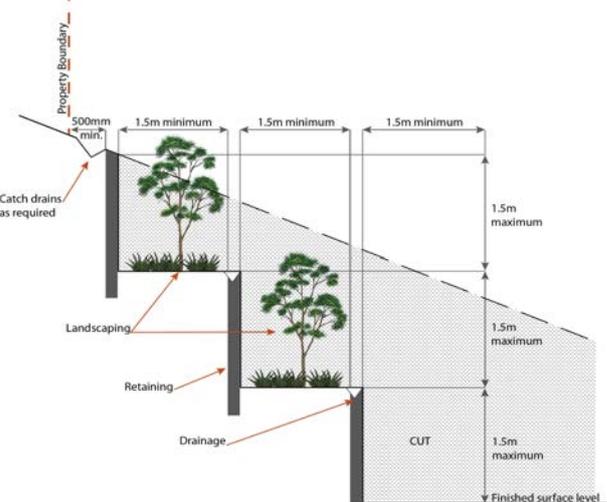
Performance outcomes	Examples that achieve aspects of the Performance Outcome
	Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.
<p>PO42</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E42</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO43</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> a. is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E43.1</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>E43.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.
<p>PO44</p> <p>Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.</p>	No example provided.
Earthworks	
PO45	E45.1

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ul style="list-style-type: none"> a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fills and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential) <p>Note - Filling or excavation works are to be completed within six (6) months of the commencement date.</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>E45.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E45.3</p> <p>All filling or excavation is contained within the site.</p> <p>E45.4</p> <p>All fill placed on-site is:</p> <ul style="list-style-type: none"> a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <p>E45.5</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E45.6</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO46</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E46</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p style="text-align: center;">Figure - Embankment</p> 

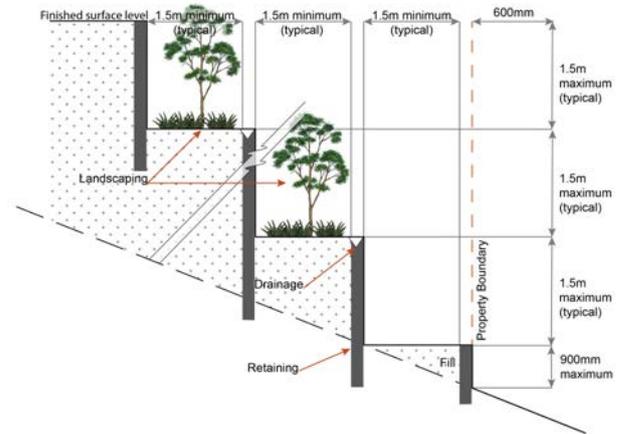
Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO47</p> <p>On-site earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>E47.1</p> <p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <hr/> <p>E47.2</p> <p>Earthworks that would result in any of the following are not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over the Council or public sector entity maintained service to less than 600mm; an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO48</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - A slope stability report prepared by an RPEQ may be required.</p>	<p>No example provided.</p>
<p>PO49</p> <p>Filling or excavation does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; any clearing of native vegetation. <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>PO50</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>E50</p> <p>Earth retaining structures:</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<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 style="text-align: center;">Figure - Retaining on a boundary</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> <p style="text-align: center;">Figure - Cut</p> 

Performance outcomes	Examples that achieve aspects of the Performance Outcome
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Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

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

AND

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

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

PO51

Development incorporates a fire fighting system that:

- a. satisfies the reasonable needs of the fire fighting entity for the area;
- b. is appropriate for the size, shape and topography of the development and its surrounds;
- c. is compatible with the operational equipment available to the fire fighting entity for the area;

E51.1

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

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

- a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another;</p> <p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <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>associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;</p> <p>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);</p> <p>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:</p> <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p> <p>E51.2</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> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. <p>E51.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
<p>PO52</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>E52</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used);

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<ul style="list-style-type: none"> iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>PO53</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>E53</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>
Use specific criteria	
Industrial uses	
<p>PO54</p> <p>Ancillary Office⁽⁵³⁾, administration functions, retail sales and customer service components do not compromise the primary use of the site or industrial activities in the precinct.</p>	<p>E54</p> <p>The combined area of ancillary non-industrial activities, including but not limited to Offices⁽⁵³⁾ and administration functions, does not exceed 10% of the GFA or 200m², whichever is the lesser.</p>
<p>PO55</p>	<p>E55</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Ancillary retail or showroom areas do not compromise the primary use of the site or industrial activities in the precinct and does not affect the viability, role or function of the region's activity centre network.</p>	<p>The combined area for the display and retail sale of commodities, articles or goods resulting from the industrial processes on the site does not exceed 5% of the GFA or 100m², whichever is the lesser.</p>
<p>PO56</p> <p>Buildings directly adjoining non-Enterprise and employment precinct land:</p> <ol style="list-style-type: none"> are compatible with the character of the adjoining area; minimise overlooking and overshadowing; maintain privacy; do not cause significant loss of amenity to neighbouring residents by way of noise, vibration, odour, lighting, traffic generation and hours of operation. 	<p>No example provided.</p>
<p>PO57</p> <p>Low impact and service industry⁽⁷³⁾ activities:</p> <ol style="list-style-type: none"> do not constrain the function or viability of future Medium impact industry⁽⁴⁷⁾ in the sub-precinct; do not generate excessive non-industrial traffic; do not adversely affect the amenity, health or safety of employees and visitors of the surrounding uses; do not adversely affect the amenity, health or safety of nearby sensitive land uses. 	<p>No example provided.</p>
<p>PO58</p> <p>Medium impact industry⁽⁴⁷⁾ uses:</p> <ol style="list-style-type: none"> are located at least 250m from a sensitive land use or sensitive zone or precinct; do not constrain the function or viability of future uses in the sub-precinct; do not adversely affect the amenity, health or safety of employees and visitors of the surrounding uses; do not adversely affect the amenity, health or safety of nearby sensitive land uses. 	<p>No example provided.</p>
<p>PO59</p>	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Non-industrial components of buildings (including Offices⁽⁵³⁾ and retail areas) are designed as high quality architectural features and incorporate entry area elements such as forecourts, awnings and the architectural treatment of roof lines and fascias.</p>	
Non-industrial uses	
<p>PO60</p> <p>With the exception of Caretaker's accommodation⁽¹⁰⁾, residential and other sensitive land uses do not establish within the precinct.</p>	No example provided.
<p>PO61</p> <p>Non-industrial uses:</p> <ol style="list-style-type: none"> are consolidated with existing non-industrial uses in the precinct; do not compromise the viability, role or function of the region's activity centre network; are not subject to adverse amenity impacts, or risk to health from industrial activities; do not constrain the function or viability of existing or future industrial activities in the surrounding area; are not located on local streets. 	No example provided.
<p>PO62</p> <p>Traffic generated by non-industrial uses does not detrimentally impact upon the operation and functionality of the external road network.</p>	No example provided.
<p>PO63</p> <p>Development of Caretaker's accommodation⁽¹⁰⁾:</p> <ol style="list-style-type: none"> does not compromise the productivity of the use occurring on-site and in the surrounding area; is domestic in scale; provides adequate car parking provisions exclusive of the primary use of the site; is safe for the residents; has regard to the open space and recreation needs of the residents. 	<p>E63</p> <p>Caretaker's accommodation⁽¹⁰⁾:</p> <ol style="list-style-type: none"> has a maximum GFA of 80m²; does not gain access from a separate driveway to that of the industrial use; provides a minimum 16m² of private open space directly accessible from a habitable room; provides car parking in accordance with the car parking rates table.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
Retail and commercial activities	
<p>PO64</p> <p>Retail and commercial uses within a neighbourhood hub consists of no more than:</p> <ul style="list-style-type: none"> a. 1 small format supermarket with a maximum gfa of 1000m²; b. 10 small format retail or commercial tenancies with a maximum gfa of 100m² each. 	<p>No example provided.</p>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO65</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"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E65.1</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"> a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. <p>E65.2</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>PO66</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E66</p> <p>Access control arrangements:</p> <ul style="list-style-type: none"> a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
<p>PO67</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"> a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	<p>E67</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>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO68</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E68.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>E68.2</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>PO69</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E69</p> <p>A minimum of 45m² 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>PO70</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E70</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>PO71</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ol style="list-style-type: none"> high quality design and construction; visually integrated with the surrounding area; not visually dominant or intrusive; located behind the main building line; below the level of the predominant tree canopy or the level of the surrounding buildings and structures; camouflaged through the use of colours and materials which blend into the landscape; treated to eliminate glare and reflectivity; landscaped; otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E71.1</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>E71.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E71.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ol style="list-style-type: none"> reduce recognition in the landscape; reduce glare and reflectivity.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>E71.4</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> <hr/> <p>E71.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <hr/> <p>E71.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO72</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>E72</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>PO73</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>E73</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p>Values and constraints criteria</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>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)</p>	

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<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>P074</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p> <ol style="list-style-type: none"> is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; protects the environmental and ecological values and health of receiving waters; protects buildings and infrastructure from the effects of acid sulfate soils. 	<p>E74</p> <p>Development does not involve:</p> <ol style="list-style-type: none"> excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</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>P075</p> <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; retain public access where this is currently provided. 	<p>E75</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p>P076</p> <p>Demolition and removal is only considered where:</p>	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	
<p>PO77</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 example provided.</p>
<p>Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO78</p> <p>Development within a High voltage electricity line buffer:</p> <ul style="list-style-type: none"> a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>E78</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO79</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO80</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <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>E80</p> <p>No example provided.</p>
<p>PO81</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO82</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>E82</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>PO83</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>E83</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>PO84</p>	<p>E84.1</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</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"> Urban area – Level III; Rural area – N/A; Industrial area – Level V; Commercial area – Level V. <p>E84.2</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>PO85</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"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one premises; inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO86</p> <p>Development for a Park⁽⁵⁷⁾ 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"> public benefit and enjoyment is maximised; impacts on the asset life and integrity of park structures is minimised; maintenance and replacement costs are minimised. 	<p>E86</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>

7.2.3.3.2 Light industry sub-precinct

7.2.3.3.2.1 Purpose - Light industry sub-precinct

1. The purpose of the Light industry sub-precinct will be achieved through the following overall outcomes:
 - a. Land is developed for Light industry purposes on lots identified as Light industry sub-precinct on a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.3.1 - Enterprise and employment urban design framework.
 - b. Development for a use that is ancillary to a low impact industry⁽⁴²⁾ activity on the same site which directly supports industry and workers may be accommodated.
 - c. Where the Light industry sub-precinct provides a buffer between the adjacent General industry sub-precinct and other non-industrial uses as indicated on a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.3.1 - Enterprise and employment urban design framework a range of Low impact industry⁽⁴²⁾ activities which are of a low intensity and scale are established in the buffer.
 - d. The operation and viability of low impact industry⁽⁴²⁾ activities is protected from the intrusion of incompatible uses.
 - e. Medium impact industry⁽⁴⁷⁾ purposes and Specialised centre uses are not established in the Light industry sub-precinct.
 - f. Development provides a range of lot sizes to cater for industrial and employment needs and user requirements as indicated on a Neighbourhood development plan.
 - g. Low impact industry⁽⁴²⁾ activities are located, design and managed to:
 - i. maintain the health and safety of people;
 - ii. avoid significant adverse effects on the natural environment;
 - iii. minimise the possibility of adverse impacts on surrounding non-industrial uses.
 - h. Development incorporates a range of building materials, vertically and horizontally articulated facades, landscaping, promotion of customer entry points, and safe and legible pedestrian access.
 - i. Development encourages public transport patronage and active transport choices through the increased provision of appropriate end of trip facilities.
 - j. Low impact industry⁽⁴²⁾ activities which involve a high level of contact with the general public are located along a main street and provide a high quality built form and landscaped environment to the street.
 - k. General works associated with the development achieves the following:
 - i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity, water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

7 Local plans

- I. 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.
- m. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- n. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.
- o. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
- p. Development does not result in unacceptable impacts on the capacity and safety of the external road network.
- q. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
- r. Pedestrian connections are provided to integrate the development with the surrounding area as well as the street and public spaces.
- s. Development constraints:
 - i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
 - A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path;
 - I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
 - IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
 - t. Development in the Light industry sub-precinct includes one or more of the following:

<ul style="list-style-type: none"> • Agricultural supplies store⁽²⁾ • Animal husbandry⁽⁴⁾ • Aquaculture⁽⁶⁾ (where in a building) • Bulk landscape supplies⁽⁹⁾ 	<ul style="list-style-type: none"> • Emergency services⁽²⁵⁾ • Food and drink outlet⁽²⁸⁾ (where not exceeding 100m² GFA) • Hardware and trade supplies⁽³²⁾ 	<ul style="list-style-type: none"> • Research and technology industry⁽⁶⁴⁾ • Service industry⁽⁷³⁾ • Service station⁽⁷⁴⁾ • Substation⁽⁸⁰⁾
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<ul style="list-style-type: none"> • Caretakers accommodation⁽¹⁰⁾ • Car wash⁽¹¹⁾ • Child care centre⁽¹³⁾ • Educational establishment⁽²⁴⁾ (where technical and trade related education) 	<ul style="list-style-type: none"> • Indoor sport and recreation⁽³⁸⁾ • Low impact industry⁽⁴²⁾ • Outdoor sales⁽⁵⁴⁾ 	<ul style="list-style-type: none"> • Telecommunication facility⁽⁸¹⁾ • Transport depot⁽⁸⁵⁾ • Utility installation⁽⁸⁶⁾ • Warehouse⁽⁸⁸⁾
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u. Development in the Light industry sub-precinct does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Cemetery⁽¹²⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Education establishment⁽²⁴⁾ (where not for technical and trade related education) • Environment facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ 	<ul style="list-style-type: none"> • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • High impact industry⁽³⁴⁾ • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Major electricity infrastructure⁽⁴³⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Market⁽⁴⁶⁾ • Medium impact industry⁽⁴⁷⁾ • Multiple dwelling⁽⁴⁹⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ 	<ul style="list-style-type: none"> • Parking station⁽⁵⁸⁾ • Permanent plantation⁽⁵⁹⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rural industry⁽⁷⁰⁾ • Rural workers accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist park⁽⁸⁴⁾ • Veterinary services⁽⁸⁷⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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7 Local plans

<ul style="list-style-type: none"> • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ 		
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- v. Development not listed in the tables above may be considered on its merits where it reflects and supports the outcomes of the sub-precinct.

7.2.3.3.2 Requirements for assessment

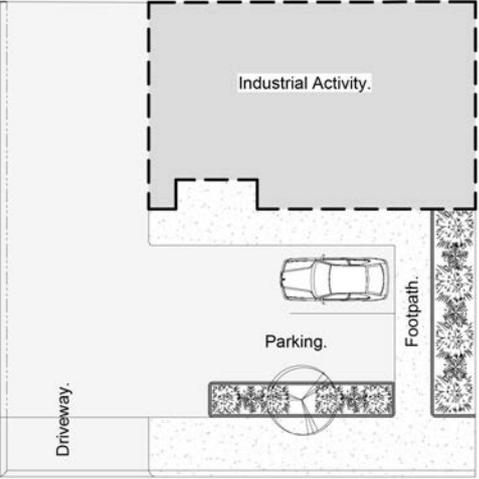
Part N - Criteria for assessable development - Light industry sub-precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part N, Table 7.2.3.3.2.1, as well as the purpose statement and overall outcomes.

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

Table 7.2.3.3.2.1 Assessable development - Light industry sub-precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcome
General criteria	
Site cover	
PO1 Building site cover allows for adequate on-site provision of: <ol style="list-style-type: none"> car parking; vehicle access and manoeuvring; setbacks to boundaries; landscaped areas. 	No example provided.
Building height	
PO2 The height of buildings reflect the individual character of the precinct.	E2 Building heights do not to exceed that mapped on Neighbourhood development plan map - Building heights.
Setbacks	
PO3 Street boundary setbacks: <ol style="list-style-type: none"> minimise building bulk and visual dominance from the street; 	E3 Buildings maintain a minimum setback of: <ol style="list-style-type: none"> 6m to the street frontage;

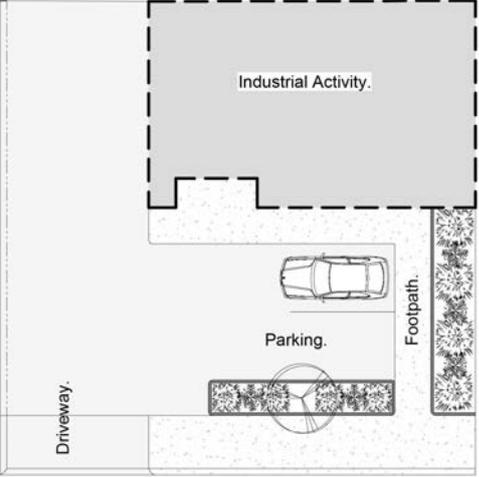
Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>b. provide areas for landscaping at the front of the site;</p> <p>c. allow for customer parking to be located at the front of the building.</p> <p>Note - The following diagram illustrates an acceptable design response to this outcome.</p> 	<p>b. 3m to the secondary street frontage;</p> <p>c. 5m to land not included Enterprise and employment precinct.</p>
<p>PO4</p> <p>Side and rear boundary setbacks maintain views, privacy, access to natural light and the visual amenity of adjoining sensitive land uses.</p>	<p>E4</p> <p>Where a development adjoins the Urban living precinct, the building is setback a minimum of 3m from the property boundary and includes landscaping along the boundary appropriate for screening with a mature height of at least 3m.</p> <p>Note - Refer to Planning scheme policy - Integrated design for determining acceptable levels of landscaping for screening purposes.</p>
Design and sitting	
<p>PO5</p> <p>Building on highly visible sites incorporate a high standard of industrial design and construction, which adds visual interest to the streetscape and reduces the perceived bulk of the building from the street.</p> <p>Note - The following example illustrates an acceptable design response to this outcome.</p>	<p>E5</p> <p>Where fronting a main street, or visible from a park, Neighbourhood hub or Local centre lot, buildings provide a high level of architectural design, by incorporating:</p> <ol style="list-style-type: none"> a range of building materials, colours and features; facade articulation along street frontages;

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<ul style="list-style-type: none"> c. design features to promote customer entry points; d. materials that are not highly reflective.
<p>PO6</p> <p>Buildings on highly visible corner allotments:</p> <ul style="list-style-type: none"> a. address both street frontages; b. contain building openings facing both street frontages; c. do not present blank unarticulated walls to either frontage. <p>Note - The following example illustrates an acceptable design response to this outcome.</p> 	<p>No example provided.</p>
<p>Staff recreation area</p>	

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO7</p> <p>Development provides an on-site recreation area for staff that:</p> <ul style="list-style-type: none"> a. includes seating, tables and rubbish bins; b. is adequately protected from the weather; c. is safely accessible to all staff; d. is separate and private from public areas; e. is located away from a noisy or odorous activity. 	<p>No example provided.</p>
Landscaping	
<p>PO8</p> <p>Landscaping is provided on the site to:</p> <ul style="list-style-type: none"> a. visually soften the built form, areas of hardstand, storage areas and mechanical plant associated with the on-site activities; b. complement the existing or desired streetscape; c. minimise the impact of industrial development on adjoining lots not within an industrial precinct or sub-precinct. 	<p>E8</p> <p>Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.</p>
Fencing	
<p>PO9</p> <p>The provision of fencing on street frontages does not dominate the streetscape or create safety issues.</p> <p>Note - The following example illustrates an acceptable design response to this outcome.</p> 	<p>E9</p> <p>Where fencing is provided on the street frontage, it has a minimum transparency of 70%.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
Public access	
<p>PO10</p> <p>The use has a safe, clearly identifiable public access separated from service and parking areas.</p> <p>Note - The following diagram illustrates an acceptable design response to this outcome.</p> 	<p>E10.1</p> <p>Pedestrian linkages are provided from the street and customer car parking areas directly to the main entrance of the building.</p> <p>E10.2</p> <p>The public access is separated from industrial service areas.</p>
Car parking	
<p>PO11</p> <p>Car parking is provided on-site to meet the anticipated demand of employees and visitors and avoid adverse impacts on the external road network.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>E11</p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p>
<p>PO12</p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> does not impact on the safety of the external road network; ensures the safety of pedestrians at all times; ensures the safe movement of vehicles within the site. 	<p>E12</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>
Bicycle parking and end of trip facilities	

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.</p>	
<p>PO13</p> <p>a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:</p> <ul style="list-style-type: none"> i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. <p>b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:</p> <ul style="list-style-type: none"> i. the projected population growth and forward planning for road upgrading and development of cycle paths; or ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters. <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p> <p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<p>E13.1</p> <p>Minimum bicycle parking facilities are provided at a rate of 1 bicycle parking space for every 3 vehicles parking spaces required by Schedule 7 – Car parking.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <hr/> <p>E13.2</p> <p>Bicycle parking is:</p> <ul style="list-style-type: none"> a. provided in accordance with <i>Austroads (2008), Guide to Traffic Management - Part 11: Parking</i>; b. protected from the weather by its location or a dedicated roof structure; c. located within the building or in a dedicated, secure structure for residents and staff; d. adjacent to building entrances or in public areas for customers and visitors. <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <hr/> <p>E13.3</p> <p>For non-residential uses, storage lockers:</p> <ul style="list-style-type: none"> a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number); b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome																																		
	<p>Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>E13.4</p> <p>For non-residential uses, changing rooms:</p> <ol style="list-style-type: none"> a. are provided at a rate of 1 per 10 bicycle parking spaces; b. are fitted with a lockable door or otherwise screened from public view; c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below: <table border="1" data-bbox="810 1025 1476 1662"> <thead> <tr> <th>Bicycle spaces provided</th> <th>Male/ Female</th> <th>Change rooms required</th> <th>Showers required</th> <th>Sanitary compartments required</th> <th>Washbasins required</th> </tr> </thead> <tbody> <tr> <td>1-5</td> <td>Male and female</td> <td>1 unisex change room</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td>6-19</td> <td>Female</td> <td>1</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td rowspan="3">20 or more</td> <td>Male</td> <td>1</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td>Female</td> <td>1</td> <td>2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td>2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter</td> <td>1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> <tr> <td>Male</td> <td>1</td> <td>2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td>1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter</td> <td>1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> </tbody> </table> <p>Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.</p> <p>Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <ol style="list-style-type: none"> d. are provided with: <ol style="list-style-type: none"> i. a mirror located above each wash basin; 	Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required	1-5	Male and female	1 unisex change room	1	1 closet pan	1	6-19	Female	1	1	1 closet pan	1	20 or more	Male	1	1	1 closet pan	1	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
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Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<ul style="list-style-type: none"> ii. a hook and bench seating within each shower compartment; iii. a socket-outlet located adjacent to each wash basin. <p>Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>
Loading and servicing	
<p>PO14</p> <p>Service areas including loading/unloading facilities, plant areas and outdoor storage areas are screened from the direct view from public areas and land not included in the Enterprise and employment precinct.</p> <p>Note - If landscaping is proposed for screening purposes, refer to Planning scheme policy - Integrated design for determining acceptable levels.</p>	No example provided.
Waste	
<p>PO15</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	No example provided.
Environmental impacts	
<p>PO16</p> <p>Where a use is not an environmentally relevant activity under the Environmental Protection Act, the release of any containment that may cause environmental harm is mitigated to an acceptable level.</p>	<p>E16</p> <p>Development achieves the standard listed in Schedule 1 Air Quality Objectives, Environmental Protection (Air) Policy 2008.</p>
Lighting	
<p>PO17</p> <p>Lighting is directed and shielded to not cause unreasonable disturbance to any person on adjoining land.</p>	<p>E17</p> <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</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>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>
<p>Hazardous Chemicals</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 Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO18</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>E18.1</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> <ol style="list-style-type: none"> a. For any hazard scenario involving the release of gases or vapours: <ol style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: <ol style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. <p>If criteria E19.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10⁻⁶/year.</p> <p>E18.2</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> <ol style="list-style-type: none"> a. For any hazard scenario involving the release of gases or vapours:

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. <p>b. For any hazard scenario involving fire or explosion:</p> <ul style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. <p>If criteria E19.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10⁻⁶/year.</p> <p>E18.3</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"> a. For any hazard scenario involving the release of gases or vapours: <ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> i. 14kPa overpressure; ii. 12.6kW/m² heat radiation. <p>If criteria E19.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10⁻⁶/year.</p>
<p>PO19</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>E19</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>PO20</p>	<p>E20</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including fire fighting media.</p>	<p>Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.</p>
<p>PO21</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>E21.1</p> <p>The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area’s flood hazard area. Alternatively:</p> <ol style="list-style-type: none"> bulk tanks are anchored so they cannot float if submerged or inundated by water; and tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level. <p>E21.2</p> <p>The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area’s flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.</p>
Noise	
<p>PO22</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO23</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"> contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport 	<p>E23.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E23.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</p> <p>b. maintaining the amenity of the streetscape.</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>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>a. are not visible from an adjoining road or public area unless:</p> <ul style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. <p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <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>
Works criteria	
Utilities	
<p>PO24</p> <p>The development is connected to an existing reticulated electricity supply system (approved by the relevant energy regulating authority) and the infrastructure does not negatively impact the streetscape.</p>	<p>E24</p> <p>The development is connected to underground electricity.</p>
<p>PO25</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO26</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO27</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>E27.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage system.</p> <p>E27.2</p> <p>Where not in a sewered area, the development is serviced by an appropriate on-site sewerage facility.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<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 The Plumbing and Drainage Act 2002.</p>
<p>PO28</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>E28.1</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Water 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>E28.2</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 supply of at least 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>
<p>PO29</p> <p>The development is provided with dedicated and constructed road access.</p>	<p>No example provided.</p>
<p>Access</p>	
<p>PO30</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. Rear entry, arcade etc.); provides safety and security of people and property at all times; does not impede active transport options; does not impact on the safe and efficient movement of traffic external to the site; where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	<p>No example provided.</p>
<p>PO31</p>	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Where required access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	
<p>PO32</p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> the development of the road network in the area; the function or safety of the road network; the capacity of the road network. <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>	<p>E32.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>E32.2</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>E32.3</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>E32.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO33</p> <p>Safe access facilities are provided for all vehicles required to access the site.</p>	<p>E33.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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. <p>E33.2</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>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p>E33.3</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>PO34</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; ensure the orderly and efficient continuation of the active transport network; ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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"> 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 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	<p>E34</p> <p>No example provided.</p>
<p>Stormwater</p>	
<p>PO35</p>	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<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 and examples.</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>PO36</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>	No example provided.
<p>PO37</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 2 of the SPP.</p> <p>Note - A site-based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	No example provided.
<p>PO38</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> a. stormwater pipes located within freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. <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>	No example provided.

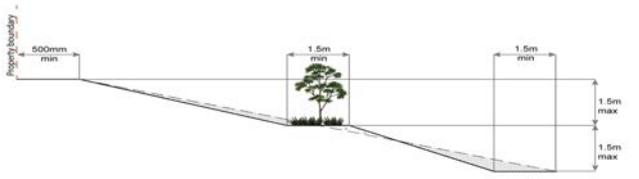
7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
Site works and construction management	
<p>PO39</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO40</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> 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; minimise as far as possible, impacts on the natural environment; ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; avoid adverse impacts on street streets and their critical root zone. 	<p>E40.1</p> <p>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, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; stormwater discharged to adjoining and downstream properties does not cause scour and erosion; stormwater discharge rates do not exceed pre-existing conditions; the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins. <p>E40.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E40.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>E40.4</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>

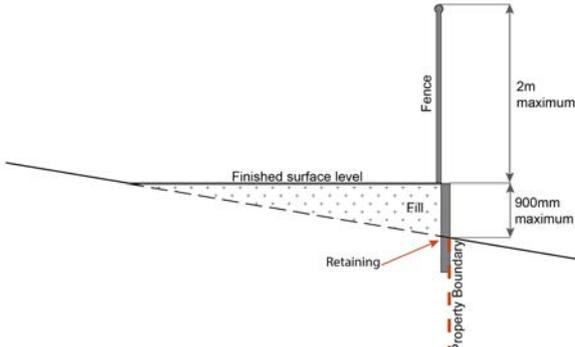
Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO41</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E41</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO42</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>Note - Where the amount of imported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>E42.1</p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p> <p>E42.2</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>E42.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p>
<p>PO43</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E43</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO44</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> a. is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; 	<p>E44.1</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>

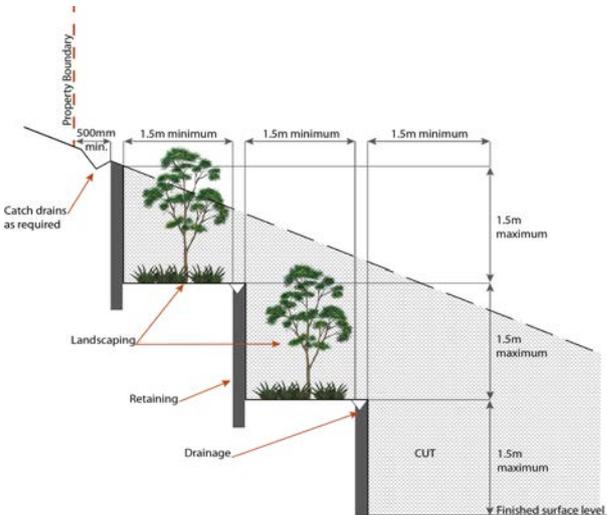
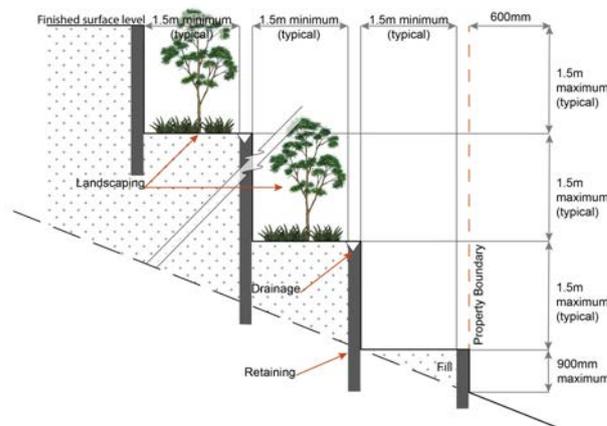
7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land;</p> <p>c. is disposed of in a manner which minimises nuisance and annoyance to existing premises.</p> <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E44.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <p>a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or</p> <p>b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</p>
<p>PO45</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 example provided.</p>
<p>Earthworks</p>	
<p>PO46</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <p>a. the natural topographical features of the site;</p> <p>b. short and long-term slope stability;</p> <p>c. soft or compressible foundation soils;</p> <p>d. reactive soils;</p> <p>e. low density or potentially collapsing soils;</p> <p>f. existing fills and soil contamination that may exist on-site;</p> <p>g. the stability and maintenance of steep rock slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential)</p> <p>Note - Filling or excavation works are to be completed within six (6) months of the commencement date.</p>	<p>E46.1</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>E46.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E46.3</p> <p>All filling or excavation is contained within the site.</p> <p>E46.4</p> <p>All fill placed on-site is:</p> <p>a. limited to that required for the necessary approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).</p> <p>E46.5</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E46.6</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO47</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E47</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p style="text-align: center;">Figure - Embankment</p> 
<p>PO48</p> <p>On-site earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>E48.1</p> <p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <p>E48.2</p> <p>Earthworks that would result in any of the following are not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over the Council or public sector entity maintained service to less than 600mm; an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO49</p> <p>Filling or excavation does not result in land instability.</p>	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Note - A slope stability report prepared by an RPEQ may be required.</p>	
<p>PO50</p> <p>Filling or excavation does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; any clearing of native vegetation. <p>Note - To demonstrate compliance with this outcome, Planning scheme policy - Stormwater management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements..</p>	<p>No example provided.</p>
Retaining walls and structures	
<p>PO51</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>E51</p> <p>Earth retaining structures:</p> <ol style="list-style-type: none"> are not constructed of boulder rocks or timber; where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; <p style="text-align: center;">Figure - Retaining on a boundary</p>  <ol style="list-style-type: none"> 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; 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.

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p style="text-align: center;">Figure - Cut</p>  <p style="text-align: center;">Figure - Fill</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⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or
 - iv. material change of use for outdoor sales⁽⁵⁴⁾, outdoor processing or outdoor storage where involving combustible materials.

AND

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

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<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>PO52</p> <p>Development incorporates a fire fighting system that:</p> <ol style="list-style-type: none"> satisfies the reasonable needs of the fire fighting entity for the area; is appropriate for the size, shape and topography of the development and its surrounds; is compatible with the operational equipment available to the fire fighting entity for the area; considers the fire hazard inherent in the materials comprising the development and their proximity to one another; considers the fire hazard inherent in the surrounds to the development site; is maintained in effective operating order. <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>E52.1</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 requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:</p> <ol style="list-style-type: none"> in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; 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); 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"> for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6. <p>E52.2</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"> an unobstructed width of no less than 3.5m; an unobstructed height of no less than 4.8m; constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. <p>E52.3</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	Examples that achieve aspects of the Performance Outcome
<p>PO53</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>E53</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ol style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>PO54</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>E54</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>
Use specific criteria	

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
Industrial uses	
<p>PO55</p> <p>Ancillary Office⁽⁵³⁾, administration functions, retail sales and customer service components do not compromise the primary use of the site for industrial purposes or compromise the viability, role or function of the Caboolture West centres network.</p>	<p>E55</p> <p>The combined area of ancillary non-industrial activities, including but not limited to Offices⁽⁵³⁾, administration functions, display and retail sale of commodities, articles or goods resulting from the industrial processes on-site, does not exceed 30% of the GFA or 500m², whichever is the lesser.</p>
<p>PO56</p> <p>Buildings directly adjoining non-Enterprise and employment precinct land:</p> <ol style="list-style-type: none"> are compatible with the character of the adjoining area; minimise overlooking and overshadowing; maintain privacy; do not cause significant loss of amenity to neighbouring residents by way of noise, vibration, odour, lighting, traffic generation and hours of operation. 	<p>No example provided.</p>
<p>PO57</p> <p>Non-industrial components of buildings (including offices and retail areas) are designed as high quality architectural features and incorporate entry area elements such as forecourts, awnings and the architectural treatment of roof lines and fascias.</p>	<p>No example provided.</p>
Non-industrial land uses	
<p>PO58</p> <p>With the exception of Caretaker's accommodation⁽¹⁰⁾ and Child care centre⁽¹³⁾, residential and other sensitive land uses do not establish within the precinct.</p>	<p>No example provided.</p>
<p>PO59</p> <p>Non-industrial uses:</p> <ol style="list-style-type: none"> are consolidated with existing non-industrial uses in the sub-precinct; do not compromise the viability, role or function of the Caboolture West centres network; 	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>c. are not subject to adverse amenity impacts or risk to health from industrial activities;</p> <p>d. do not constrain the function or viability of future industrial activities in Enterprise and employment precinct.</p> <p>Note - The submission of a Economic Impact Report or Hazard and Nuisance Mitigation Plan may be required to justify compliance with this outcome.</p> <p>Note - An Economic Impact Assessment may be required to demonstrate compliance with part of the outcome/s above. Refer to Planning scheme policy - Economic impact assessment for information required.</p>	
<p>PO60</p> <p>Where located on a Collector or Local road, non-industrial uses provide only direct convenience retail or services to the industrial workforce.</p>	No example provided.
<p>PO61</p> <p>Traffic generated by non-industrial uses does not detrimentally impact the operation and functionality of the external road network.</p>	No example provided.
<p>PO62</p> <p>The design of non-industrial buildings in the precinct:</p> <p>a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, a consistent building line, blank walls that are visible from public places are treated to not negatively impact the surrounding amenity);</p> <p>b. contributes to a safe environment (e.g. through the use of lighting and not resulting in concealed recesses or potential entrapment areas);</p> <p>c. incorporates architectural features within the building facade at the street level to create human scale (e.g. awnings).</p>	No example provided.
<p>PO63</p> <p>Building entrances:</p> <p>a. are readily identifiable from the road frontage;</p> <p>b. add visual interest to the streetscape;</p>	<p>E63.1</p> <p>The main entrance to the building is clearly visible from and addresses the primary street frontage.</p> <hr/> <p>E63.2</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>c. are designed to limit opportunities for concealment;</p> <p>d. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites.</p> <p>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this outcome.</p>	<p>Where the building does not adjoin the street frontage, a dedicated and sealed pedestrian footpath is provided between the street frontage and the building entrance.</p>
<p>PO64</p> <p>Development of Caretaker's accommodation⁽¹⁰⁾:</p> <p>a. does not compromise the productivity of the use occurring on-site and in the surrounding area;</p> <p>b. is domestic in scale;</p> <p>c. provides adequate car parking provisions exclusive on the primary use of the site;</p> <p>d. is safe for the residents;</p> <p>e. has regard to the open space and recreation needs of the residents.</p>	<p>E64</p> <p>Caretaker's accommodation⁽¹⁰⁾:</p> <p>a. has a maximum GFA is 80m²;</p> <p>b. does not gain access from a separate driveway to that of the industrial use;</p> <p>c. provides a minimum 16m² of private open space directly accessible from a habitable room;</p> <p>d. provides car parking in accordance with the car parking rates table.</p>
<p>Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾</p>	
<p>PO65</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <p>a. high quality design and construction;</p> <p>b. visually integrated with the surrounding area;</p> <p>c. not visually dominant or intrusive;</p> <p>d. located behind the main building line;</p> <p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>E65.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <p>a. are enclosed within buildings or structures;</p> <p>b. are located behind the main building line;</p> <p>c. have a similar height, bulk and scale to the surrounding fabric;</p> <p>d. have horizontal and vertical articulation applied to all exterior walls.</p> <p>E65.2</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>PO66</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E66</p> <p>Access control arrangements:</p> <p>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<ul style="list-style-type: none"> b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
<p>PO67</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"> a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	<p>E67</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO68</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E68.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>E68.2</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>PO69</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E69</p> <p>A minimum of 45m² 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>PO70</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E70</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>PO71</p>	<p>E71.1</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<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>E71.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>E71.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	<p>E71.4</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>E71.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>E71.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO72</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>E72</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>PO73</p>	<p>E73</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting.	All equipment comprising the Telecommunications facility ⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints criteria Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer. Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils.	
P074 Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development: <ol style="list-style-type: none"> a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils. 	E74 Development does not involve: <ol style="list-style-type: none"> a. excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter. Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites. Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
P075 Development will: <ol style="list-style-type: none"> 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; 	E75 Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided. 	<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>PO76</p> <p>Demolition and removal is only considered where:</p> <ul style="list-style-type: none"> a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	<p>No example provided.</p>
<p>PO77</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 example provided.</p>
<p>Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO78</p> <p>Development within a High voltage electricity line buffer:</p> <ul style="list-style-type: none"> a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>E78</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO79</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>No example provided.</p>
<p>PO80</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <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>E80</p> <p>No example provided.</p>
<p>PO81</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO82</p>	<p>E82</p> <p>Development ensures that a hazardous chemical is not located or stored in an Overland flow path area.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<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>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>PO83</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>E83</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>PO84</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E84.1</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"> Urban area – Level III; Rural area – N/A; Industrial area – Level V; Commercial area – Level V. <p>E84.2</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>PO85</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"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one premises; inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO86</p>	<p>E86</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <p>a. public benefit and enjoyment is maximised;</p> <p>b. impacts on the asset life and integrity of park structures is minimised;</p> <p>c. maintenance and replacement costs are minimised.</p>	<p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>

Minimum class of service vehicle

Land use	Minimum service vehicle class
Agricultural supplies store ⁽²⁾	Small rigid vehicle
Bulk landscape supplies ⁽⁹⁾	Articulated vehicle
Garden centre ⁽³¹⁾	Heavy rigid vehicle
Hardware and trade supplies ⁽³²⁾	Articulated vehicle
High impact industry ⁽³⁴⁾	Articulated vehicle
Low impact industry ⁽⁴²⁾	Heavy rigid vehicle
Marine industry ⁽⁴⁵⁾	Articulated vehicle
Medium impact industry ⁽⁴⁷⁾	Articulated vehicle
Outdoor sales ⁽⁵⁴⁾	Articulated vehicle
Research and technology industry ⁽⁶⁴⁾	Heavy rigid vehicle
Sales office ⁽⁷²⁾	Small rigid vehicle
Service industry ⁽⁷³⁾	Small rigid vehicle
Service station ⁽⁷⁴⁾	Articulated vehicle
Showroom ⁽⁷⁸⁾	Articulated vehicle
Utility installation ⁽⁸⁶⁾	Heavy rigid vehicle
Warehouse ⁽⁸⁸⁾ (where self-storage)	Medium rigid vehicle
Warehouse ⁽⁸⁸⁾ (other)	Articulated vehicle
Wholesale nursery ⁽⁸⁹⁾	Heavy rigid vehicle

Note - Service vehicle classes are defined in AS2890.2 - Offstreet parking, Part 2: Commercial vehicles

Service vehicle requirements

Site area	Service vehicle requirement
Less than 1,000m ²	<p>a. Demonstrate that the development can accommodate the particular design vehicle but a separate service bay and associated manoeuvring area is not required.</p>

7 Local plans

Site area	Service vehicle requirement
	<ul style="list-style-type: none"> b. Where is can be demonstrated that loading and unloading can take place within the road reserve consistent with MUTCD bay requirements. c. Otherwise service vehicle requirements for a 1,000m² - 2,000m² site applies.
1,000m ² - 2,000m ²	<ul style="list-style-type: none"> a. Service bay for heavy rigid vehicle is required on-site, where a heavy rigid vehicle is identified in the design service vehicle in Table X. b. Restricted manoeuvring allowed on-site for heavy rigid vehicle and articulated vehicle. c. Full on-site manoeuvring for all other classes of service vehicle is required.
2,001m ² - 4,000m ²	<ul style="list-style-type: none"> a. A service bay is required for the design service vehicles identified in Table X. b. Restricted manoeuvring permitted on-site for articulated vehicles. Full on-site manoeuvring is required for all other classes of service vehicle.
Greater than 4,000m ²	Service bays and full on-site manoeuvring is required for all classes of service vehicles identified in Table X.

Note -

- a. Restricted manoeuvring is defined as a single point reverse manoeuvre in order to access a service loading bay on-site. This manoeuvre may be performed from the kerbside lane on a minor road where it is clearly demonstrated that the design vehicle can achieve such a manoeuvre to access the service loading bay.
- b. Minor road is a cul-de-sac or road carrying predominately local traffic.
- c. MUTCD: Transport and Main Roads - Manual of Uniform Traffic Control Devices.

7.2.3.3.3 Specialised centre sub-precinct

7.2.3.3.3.1 Purpose - Specialised centre sub-precinct

1. The purpose of the Specialised centre sub-precinct will be achieved through the following overall outcomes:
 - a. Land is developed for Specialised centre purposes on lots identified as Specialised centre sub-precinct on a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.3.1 - Enterprise and employment urban design framework.
 - b. Development of uses that support and complement the role and function of the Specialised centre and provide a local function may be accommodated.
 - c. Bulky retail and commercial activities are consolidated along the main street boulevard of the Enterprise and employment precinct.
 - d. The Specialised centre sub-precinct includes a neighbourhood hub located on the main street boulevard providing convenience retail and commercial support functions to the businesses and employed persons within the Enterprise and employment precinct.
 - e. Neighbourhood hubs are located:
 - i. at the junction of main streets and public transport routes in accessible and visible locations;
 - ii. generally to the side of the intersection creating pedestrian focused main streets;
 - iii. where it will service the immediate convenience needs of the employment and industry workforce;
 - iv. in locations shown on a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.3.1 - Enterprise and employment urban design framework.
 - f. The operation and viability of the Specialised centre are protected from the intrusion of incompatible uses.
 - g. Development does not constrain the operation or viability of low impact industry⁽⁴²⁾ activities or low to medium impact industry⁽⁴⁷⁾ activities in the Enterprise and employment precinct.
 - h. Where the Specialised centre sub-precinct provides a buffer between the adjacent General industry sub-precinct and other non-industrial uses as indicated on a Neighbourhood development plan a range of uses which will have reverse amenity impacts on the General industry sub-precinct or adverse impacts on the non-industrial uses are established in the buffer.
 - i. Low impact industry⁽⁴²⁾ and Medium impact industry⁽⁴⁷⁾ are not established in the sub-precinct.
 - j. Development provides a range of lot sizes to cater for business and employment needs and user requirements as indicated on a Neighbourhood development plan.
 - k. The design, siting and construction of buildings for large footprint bulky goods retail, Hardware and trade supplies⁽³²⁾ and complementary activities:
 - i. adjoins the main street boulevard;
 - ii. provides attractive frontages that address internal and external public spaces and adjoining main streets;
 - iii. improves pedestrian connectivity and walkability between key destinations within and external to the site through public realm improvements;
 - iv. ensures the safety, comfort and enjoyment of residents, visitors and workers;

7 Local plans

- v. provides for active and passive surveillance of the public spaces and road frontages;
 - vi. ensure parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from the streetscape and public spaces
- I. General works associated with the development achieves the following:
- i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity, water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- m. 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.
- n. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- o. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.
- p. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
- q. Development does not result in unacceptable impacts on the capacity and safety of the external road network.
- r. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
- s. Pedestrian connections are provided to integrate the development with the surrounding area as well as the street and public spaces.
- t. Development constraints:
- i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
 - A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path;

- I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
- II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
- III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
- IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

- u. Development in the Specialised centre sub-precinct includes one or more of the following:

<ul style="list-style-type: none"> • Caretaker's accommodation⁽¹⁰⁾ • Car wash⁽¹¹⁾ • Emergency services⁽²⁵⁾ • Food and drink outlet⁽²⁸⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ 	<ul style="list-style-type: none"> • Outdoor sales⁽⁵⁴⁾ • Service station⁽⁷⁴⁾ • Showroom⁽⁷⁸⁾ • Substation⁽⁸⁰⁾ • Telecommunication facility⁽⁸¹⁾ • Utility installation⁽⁸⁶⁾ 	<ul style="list-style-type: none"> • Where in a neighbourhood hub: <ul style="list-style-type: none"> • Food and drink outlet⁽²⁸⁾ • Office⁽⁵³⁾ • Shop⁽⁷⁵⁾ • Veterinary services⁽⁸⁷⁾
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- v. Development in the Specialised centre sub-precinct does not include any of the following:

<ul style="list-style-type: none"> • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁷⁾ • Bulk landscape supplies⁽⁹⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Crematorium⁽¹⁸⁾ 	<ul style="list-style-type: none"> • High impact industry⁽³⁴⁾ • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Low impact industry⁽⁴²⁾ • Major electricity infrastructure⁽⁴³⁾ • Major sport, recreation and entertainment⁽⁴⁴⁾ facility • Marine industry⁽⁴⁵⁾ • Market⁽⁴⁶⁾ • Medium impact industry⁽⁴⁷⁾ • Multiple dwelling⁽⁴⁹⁾ 	<ul style="list-style-type: none"> • Permanent plantation⁽⁵⁹⁾ • Place of worship⁽⁶⁰⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rural industry⁽⁷⁰⁾ • Rural workers accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Shopping centre⁽⁷⁶⁾
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7 Local plans

<ul style="list-style-type: none"> • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Education establishment⁽²⁴⁾ • Environment facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Health care services⁽³³⁾ 	<ul style="list-style-type: none"> • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Parking station⁽⁵⁸⁾ 	<ul style="list-style-type: none"> • Short-term accommodation⁽⁷⁷⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- w. Development not listed in the tables above may be considered on its merits where it reflects and supports the outcomes of the sub-precinct.

7.2.3.3.2 Requirements for assessment

Part O - Criteria for assessable development - Specialised centre sub-precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part O, Table 7.2.3.3.1, as well as the purpose statement and overall outcomes.

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

Table 7.2.3.3.1 Assessable development - Specialised centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcome
General criteria	
Centre network and function	
PO1 Uses and activities: <ol style="list-style-type: none"> provide large bulky goods retail to the general public; provide a convenience and support role to the local industrial workforce in the form of a neighbourhood hub. 	No example provided.
Active frontage	

<p>PO2</p> <p>Buildings and individual tenancies address street frontages and other areas of pedestrian movement.</p>	<p>No example provided.</p>
Setbacks	
<p>PO3</p> <p>Side and rear setbacks are of a dimension to:</p> <ol style="list-style-type: none"> a. cater for required openings, the location of loading docks and landscaped buffers etc.; b. protect the amenity of adjoining sensitive land uses. 	<p>No example provided.</p>
Site area	
<p>PO4</p> <p>The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.</p>	<p>No example provided.</p>
Building height	
<p>PO5</p> <p>The height of buildings reflect the individual character of the precinct.</p>	<p>E5</p> <p>Building heights do not to exceed that mapped on Neighbourhood development plan map - Building heights.</p>
Built form	
<p>PO6</p> <p>Awnings are provided at the ground level fronting pedestrian footpaths. Awnings:</p> <ol style="list-style-type: none"> a. provide adequate protection for pedestrians from solar exposure and inclement weather; b. are integrated with the design of the building and the form and function of the street; c. do not compromise the provision of street trees and signage; d. ensure the safety of pedestrians and vehicles (e.g. no support poles). 	<p>E6</p> <p>Buildings incorporate an awning that:</p> <ol style="list-style-type: none"> a. is cantilevered; b. extends from the face of the building; c. has a minimum height of 3.2m and not more than 4.2m above pavement level; d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage; e. aligns with adjoining buildings to provide continuous shelter where possible.

7 Local plans

	<p style="text-align: center;">Figure - Awning requirements</p>
<p>PO7</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ol style="list-style-type: none"> adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, a consistent building line, blank walls that are visible from public places are treated to not negatively impact the surrounding amenity); contributes to a safe environment (e.g. through the use of lighting and not resulting in concealed recesses or potential entrapment areas); incorporates architectural features within the building facade at the street level to create human scale. 	<p>No example provided.</p>
<p>PO8</p> <p>Building entrances:</p> <ol style="list-style-type: none"> are readily identifiable from the road frontage; add visual interest to the streetscape; are designed to limit opportunities for concealment; are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; include footpaths that connect with adjoining sites; provide a dedicated, seal pedestrian footpath between the street frontage and the building entrance. <p>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.</p>	<p>No example provided.</p>

Car parking	
<p>PO9</p> <p>The provision of car parking spaces is:</p> <ol style="list-style-type: none"> a. appropriate for the use; b. avoids an oversupply of car parking spaces. <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>E9</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>
<p>PO10</p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking.</p>	<p>No example provided.</p>
<p>PO11</p> <p>Car parking design includes innovative solutions, including on-street parking and shared parking areas on the streetscape.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples of on-street parking.</p>	<p>No example provided.</p>
<p>PO12</p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> a. does not impact on the safety of the external road network; b. ensures the safe movement of vehicles within the site; c. interconnects with car parking areas on adjoining sites wherever possible. 	<p>E12</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>
<p>PO13</p> <p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:</p> <ol style="list-style-type: none"> a. located along the most direct pedestrian routes between building entrances, car parks and adjoining uses; b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. are of a width to allow safe and efficient access for prams and wheelchairs. 	<p>No example provided.</p>

7 Local plans

Loading and servicing	
<p>PO14</p> <p>Loading and servicing areas:</p> <ol style="list-style-type: none"> a. are not visible from any street frontage; b. are integrated into the design of the building; c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; d. are consolidated and shared with adjoining sites where possible. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	<p>No example provided.</p>
Waste	
<p>PO15</p> <p>Bins and bin storage areas are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>E15</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>
Landscaping and fencing	
<p>PO16</p> <p>On-site landscaping:</p> <ol style="list-style-type: none"> a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. incorporates shade trees in car parking areas; d. retains mature trees wherever possible; e. contributes to quality public spaces and the microclimate by providing shelter and shade; f. maintains the achievement of active frontages and sightlines for casual surveillance. <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	<p>E16.1</p> <p>Where adjoining land is contained within the Urban living precinct a 3m deep landscaping strip is provided for the length of the boundary. Landscaping must have a mature height of at least 3m.</p> <p>Note - Refer to Planning scheme policy - Integrated design for species, details and examples.</p> <p>E16.2</p> <p>Trees are provided in car parking areas at a rate of 1 tree per 10 car parking spaces.</p> <p>Note - Refer to Planning scheme policy - Integrated design for species, details and examples.</p> <p>E16.3</p> <p>Development includes the provision of street trees.</p> <p>Note - Refer to Planning scheme policy - Integrated design for species, details and examples.</p>
<p>PO17</p>	<p>No example is provided.</p>

Surveillance and overlooking are maintained between the road frontage and the main building line.	
Lighting	
<p>PO18</p> <p>Lighting is directed and shielded to not cause unreasonable disturbance to any person on adjoining land.</p>	<p>E18</p> <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>
Amenity	
<p>PO19</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other nuisance.</p>	No example provided.
Noise	
<p>PO20</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	No example provided.
<p>PO21</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"> 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); maintaining the amenity of the streetscape. <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>E21.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E21.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> adjoining a motorway or rail line; or adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes)

7 Local plans

<p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>or where attenuation through building location and materials is not possible.</p> <p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <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>
Works criteria	
Utilities	
<p>PO22</p> <p>The development is connected to an existing reticulated electricity supply system (approved by the relevant energy regulating authority) and the infrastructure does not negatively impact the streetscape.</p>	<p>E22</p> <p>The development is connected to underground electricity.</p>
<p>PO23</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO24</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO25</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>E25.1</p> <p>Where in a sewerage area, the development is connected to a reticulated sewerage system.</p>
	<p>E25.2</p> <p>Where not in a sewerage 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 The Plumbing and Drainage Act 2002.</p>
<p>PO26</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>E26.1</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Water Connections Policy, the development is connected to the</p>

	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>E26.2</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 supply of at least 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>
<p>PO27</p> <p>The development is provided with dedicated and constructed road access.</p>	No example provided.
Access	
<p>PO28</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. Rear entry, arcade etc.); b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	No example provided.
<p>PO29</p> <p>Where required access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	No example provided.
<p>PO30</p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> a. the development of the road network in the area; 	<p>E30.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p>

7 Local plans

<p>b. the function or safety of the road network; c. the capacity of the road network.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>	<p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>E30.2</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>E30.3</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>E30.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO31</p> <p>Safe access facilities are provided for all vehicles required to access the site.</p>	<p>E31.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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. <p>E31.2</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> <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p>E31.3</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>PO32</p>	<p>No example provided.</p>

<p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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"> 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 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	
Stormwater	
<p>PO33</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 and examples.</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 example provided.</p>

7 Local plans

<p>PO34</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>	<p>No example provided.</p>
<p>PO35</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 2 of the SPP.</p> <p>Note - A site-based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	<p>No example provided.</p>
<p>PO36</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> a. stormwater pipes located within freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Site works and construction management</p>	
<p>PO37</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO38</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; 	<p>E38.1</p> <p>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, including but not limited to the following:</p> <ol style="list-style-type: none"> a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;

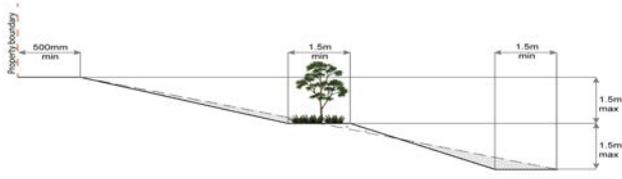
<p>c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises;</p> <p>d. avoid adverse impacts on street streets and their critical root zone.</p>	<p>b. stormwater discharged to adjoining and downstream properties does not cause scour and 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>E38.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E38.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>E38.4</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>PO39</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E39</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO40</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>Note - Where the amount of imported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>E40.1</p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p> <p>E40.2</p>

7 Local plans

	<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>PO41</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E40.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p> <p>E41</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> topsoiled with a minimum compacted thickness of fifty (50) millimetres; grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO42</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E42.1</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>E42.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> 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 all native vegetation with a diameter below 400mm is to be chipped and stored on-site.
<p>PO43</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</p>	<p>No example provided.</p>

<p>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>	
Earthworks	
<p>PO44</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ol style="list-style-type: none"> a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fills and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential) <p>Note - Filling or excavation works are to be completed within six (6) months of the commencement date.</p>	<p>E44.1</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>E44.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E44.3</p> <p>All filling or excavation is contained within the site.</p> <p>E44.4</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <p>E44.5</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E44.6</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO45</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E45</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p>

7 Local plans

	<p style="text-align: center;">Figure - Embankment</p> 
<p>PO46</p> <p>On-site earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>E46.1</p> <p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <hr/> <p>E46.2</p> <p>Earthworks that would result in any of the following are not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over the Council or public sector entity maintained service to less than 600mm; an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO47</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - A slope stability report prepared by an RPEQ may be required.</p>	<p>No example provided.</p>
<p>PO48</p> <p>Filling or excavation does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; any clearing of native vegetation. <p>Note - To demonstrate compliance with this outcome, Planning scheme policy - Stormwater management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements..</p>	<p>No example provided.</p>

Retaining walls and structures

PO49

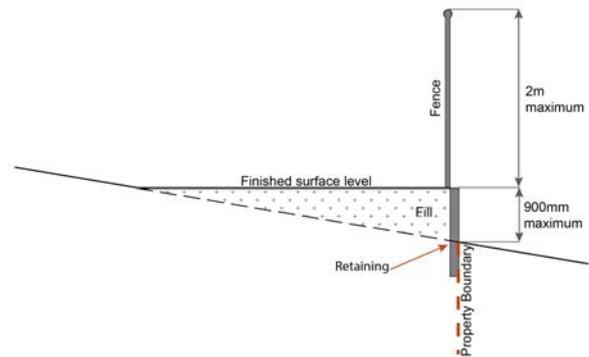
All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.

E49

Earth retaining structures:

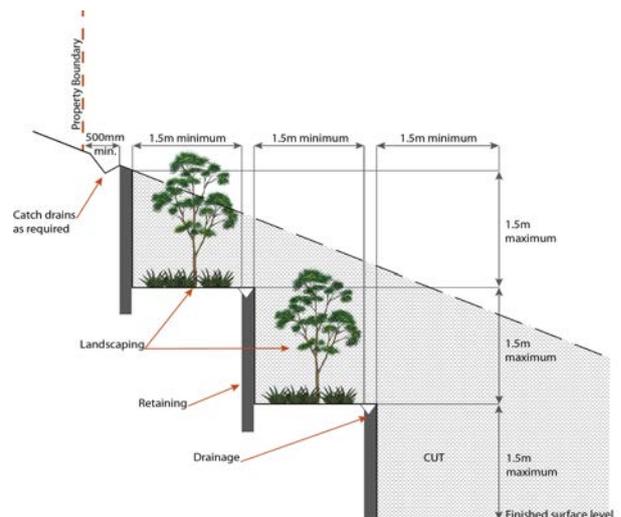
- a. are not constructed of boulder rocks or timber;
- b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

Figure - Retaining on a boundary



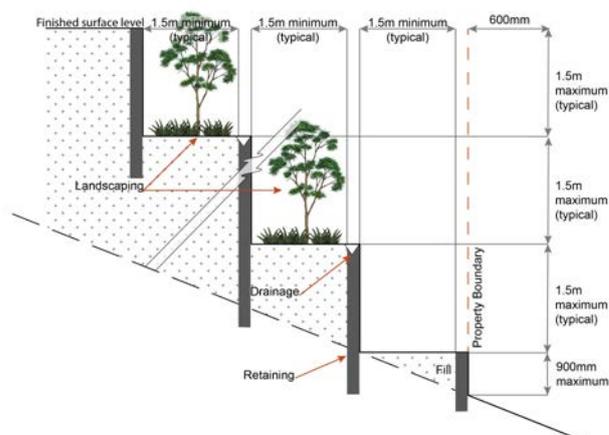
- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut



7 Local plans

Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

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

AND

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

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

PO50

Development incorporates a fire fighting system that:

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

E50.1

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

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

- a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;

<p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <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. 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);</p> <p>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:</p> <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p>
	<p>E50.2</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> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	<p>E50.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
<p>PO51</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>E51</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided);

7 Local plans

	<p>v. external hydrants and hydrant booster points;</p> <p>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</p> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <p>a. in a form;</p> <p>b. of a size;</p> <p>c. illuminated to a level;</p> <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>PO52</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>E52</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>
Use specific criteria	
Retail and commercial activities	
<p>PO53</p> <p>Retail and commercial uses within a neighbourhood hub consists of no more than:</p> <p>a. 1 small format supermarket with a maximum gfa of 1000m²;</p> <p>b. 10 small format retail or commercial tenancies with a maximum gfa of 100m² each.</p>	<p>No example provided.</p>
Caretaker's accommodation ⁽¹⁰⁾	
<p>PO54</p> <p>With the exception of Caretaker's accommodation⁽¹⁰⁾, residential and other sensitive land uses do not establish within the sub-precinct.</p>	<p>No example provided.</p>

<p>PO55</p> <p>Development of Caretaker's accommodation⁽¹⁰⁾:</p> <ol style="list-style-type: none"> does not compromise the productivity of the use occurring on-site and in the surrounding area; is domestic in scale; provides adequate car parking provisions exclusive of the primary use of the site; is safe for the residents; has regard to the open space and recreation needs of the residents. 	<p>E55</p> <p>Caretaker's accommodation⁽¹⁰⁾:</p> <ol style="list-style-type: none"> has a maximum GFA of 80m²; does not gain access from a separate driveway to that of the industrial use; provides a minimum 16m² of private open space directly accessible from a habitable room; provides car parking in accordance with the car parking rates table.
<p>Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾</p>	
<p>PO56</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <ol style="list-style-type: none"> high quality design and construction; visually integrated with the surrounding area; not visually dominant or intrusive; located behind the main building line; below the level of the predominant tree canopy or the level of the surrounding buildings and structures; camouflaged through the use of colours and materials which blend into the landscape; treated to eliminate glare and reflectivity; landscaped; otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E56.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <ol style="list-style-type: none"> are enclosed within buildings or structures; are located behind the main building line; have a similar height, bulk and scale to the surrounding fabric; have horizontal and vertical articulation applied to all exterior walls. <p>E56.2</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>PO57</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E57</p> <p>Access control arrangements:</p> <ol style="list-style-type: none"> do not create dead-ends or dark alleyways adjacent to the infrastructure; minimise the number and width of crossovers and entry points; provide safe vehicular access to the site; do not utilise barbed wire or razor wire.
<p>PO58</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p>	<p>E58</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>

7 Local plans

<ul style="list-style-type: none"> a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO59</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E59.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>E59.2</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>PO60</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E60</p> <p>A minimum of 45m² 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>PO61</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E61</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>PO62</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; 	<p>E62.1</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>E62.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E62.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p>

<p>h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>a. reduce recognition in the landscape; b. reduce glare and reflectivity.</p> <p>E62.4</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>E62.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>E62.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO63</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>E63</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>PO64</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>E64</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p style="text-align: center;">Values and constraints criteria</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>	

7 Local plans

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

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

PO65

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

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

E65

Development does not involve:

- a. excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or
- b. filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)

Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter.

Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites.

Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.

PO66

Development will:

- a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building;
- b. protect the fabric and setting of the heritage site, object or building;
- c. be consistent with the form, scale and style of the heritage site, object or building;
- d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes;
- e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building;
- f. retain public access where this is currently provided.

E66

Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.

Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.

PO67

Demolition and removal is only considered where:

No example provided.

<ul style="list-style-type: none"> a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	
<p>PO68</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 example provided.</p>
<p>Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO69</p> <p>Development within a High voltage electricity line buffer:</p> <ul style="list-style-type: none"> a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>E69</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO70</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>No example provided.</p>
<p>PO71</p> <p>Development:</p>	<p>No example provided.</p>

7 Local plans

<p>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;</p> <p>b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO72</p> <p>Development does not:</p> <p>a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level;</p> <p>b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.</p> <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO73</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>E73</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>PO74</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>E74</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>PO75</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>E75.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <p>a. Urban area – Level III;</p> <p>b. Rural area – N/A;</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>c. Industrial area – Level V; d. Commercial area – Level V.</p> <p>E75.2</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>PO76</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <p>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</p> <p>b. an overland flow path where it crosses more than one premises;</p> <p>c. inter-allotment drainage infrastructure.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO77</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <p>a. public benefit and enjoyment is maximised;</p> <p>b. impacts on the asset life and integrity of park structures is minimised;</p> <p>c. maintenance and replacement costs are minimised.</p>	<p>PO77</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>

Minimum class of service vehicle

Land use	Minimum service vehicle class
Agricultural supplies store ⁽²⁾	Small rigid vehicle
Bulk landscape supplies ⁽⁹⁾	Articulated vehicle
Garden centre ⁽³¹⁾	Heavy rigid vehicle
Hardware and trade supplies ⁽³²⁾	Articulated vehicle
High impact industry ⁽³⁴⁾	Articulated vehicle

7 Local plans

Land use	Minimum service vehicle class
Low impact industry ⁽⁴²⁾	Heavy rigid vehicle
Marine industry ⁽⁴⁵⁾	Articulated vehicle
Medium impact industry ⁽⁴⁷⁾	Articulated vehicle
Outdoor sales ⁽⁵⁴⁾	Articulated vehicle
Research and technology industry ⁽⁶⁴⁾	Heavy rigid vehicle
Sales office ⁽⁷²⁾	Small rigid vehicle
Service industry ⁽⁷³⁾	Small rigid vehicle
Service station ⁽⁷⁴⁾	Articulated vehicle
Showroom ⁽⁷⁸⁾	Articulated vehicle
Utility installation ⁽⁸⁶⁾	Heavy rigid vehicle
Warehouse ⁽⁸⁸⁾ (where self-storage)	Medium rigid vehicle
Warehouse ⁽⁸⁸⁾ (other)	Articulated vehicle
Wholesale nursery ⁽⁸⁹⁾	Heavy rigid vehicle

Note - Service vehicle classes are defined in AS2890.2 - Offstreet parking, Part 2: Commercial vehicles

Service vehicle requirements

Site area	Service vehicle requirement
Less than 1,000m ²	<ul style="list-style-type: none"> a. Demonstrate that the development can accommodate the particular design vehicle but a separate service bay and associated manoeuvring area is not required. b. Where it can be demonstrated that loading and unloading can take place within the road reserve consistent with MUTCD bay requirements. c. Otherwise service vehicle requirements for a 1,000m² - 2,000m² site applies.
1,000m ² - 2,000m ²	<ul style="list-style-type: none"> a. Service bay for heavy rigid vehicle is required on-site, where a heavy rigid vehicle is identified in the design service vehicle in Table X. b. Restricted manoeuvring allowed on-site for heavy rigid vehicle and articulated vehicle. c. Full on-site manoeuvring for all other classes of service vehicle is required.
2,001m ² - 4,000m ²	<ul style="list-style-type: none"> a. A service bay is required for the design service vehicles identified in Table X. b. Restricted manoeuvring permitted on-site for articulated vehicles. Full on-site manoeuvring is required for all other classes of service vehicle.
Greater than 4,000m ²	Service bays and full on-site manoeuvring is required for all classes of service vehicles identified in Table X.

Note -

- a. Restricted manoeuvring is defined as a single point reverse manoeuvre in order to access a service loading bay on-site. This manoeuvre may be performed from the kerbside lane on a minor road where it is clearly demonstrated that the design vehicle can achieve such a manoeuvre to access the service loading bay.
- b. Minor road is a cul-de-sac or road carrying predominately local traffic.
- c. MUTCD: Transport and Main Roads - Manual of Uniform Traffic Control Devices.

7 Local plans

7.2.3.4 Green network precinct

7.2.3.4.1 Purpose - Green network precinct

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

- i. An area designed around flood risk; current and future environmental values; steep slopes; property boundaries; and sensibly designed land use boundaries. Its design suggests a practical 'no-development' area that can be linked to categories of development or the categories of assessment and other regulations (it is not the result of a 'sieving' exercise.) Conversely, land outside the green network can be made relatively easy to develop, as it has been assessed as having no or only minor constraints.
 - ii. Multi-purpose – environmental protection, waterways, stormwater conveyance and treatment, recreation and urban infrastructure are suitable uses.
 - iii. Designed to function as the receive site for environmental offsets as development occurs within the Local Plan area.
 - iv. Frames neighbourhoods and provides significant amenity value, buffering and for active transport.
 - v. Supplemented by minor environmental corridors. These are narrow linear green spaces of 30-50m wide. It is not possible to designate precise boundaries of these corridors at this stage. Instead this is to be resolved in Neighbourhood Development Plans. Minor environmental corridors typically follow minor gullies; a few exist as green links or as buffers to the enterprise and employment area.
1. The purpose of the Green network precinct is to provide for the protection and management of land having significant recreation and environmental values within the local plan area. The Green network precinct seeks to consolidate and rehabilitate fragmented land, through development offsetting, and create a strong and connected network of quality environmental landscape areas having significant recreation, conservation, biodiversity and habitat values. The precinct seeks to implement the policy direction as set out in Part 3, Strategic Framework.
 2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development proceeds in accordance with the Caboolture West structure plan (Figure 7.2.3.1 - Caboolture West structure plan) and any Neighbourhood development plan.
 - b. Development achieves a multi-functioning network system comprising natural areas, recreational areas, infrastructure and services and utilities. Semi-natural and engineered components, such as wildlife movement infrastructure, stormwater management (bio-retention) systems, revegetation projects and recreation uses are established.
 - c. Development maintains and enhances environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values through revegetation projects and landscaping and facilitating safe wildlife movement and habitat connectivity through the environment.
 - d. Quality environmental linkages to significant environmental areas are established, including Sheep Station Creek Conservation Park and the D'Aguilar Mountain Range.
 - e. A range of formal and informal, active and passive sports and recreation opportunities are provided to meet community needs in locations identified in a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan and Figure 7.2.3.4 - Green network and open space.
 - f. Development:
 - i. does not adversely affect the flood-storage capacity or flood-carrying capacity of a waterway;
 - ii. protects the hydraulic characteristics of the floodplain.
 - g. Development does not result in vegetation clearing within the precinct, except for the purpose of:
 - i. infrastructure and services associated with reconfiguring a lot and land development;

- ii. utilities;
 - iii. parks⁽⁵⁷⁾ and open space areas;
 - iv. environmental and recreational facilities;
 - v. revegetation projects.
- h. Development offsets, provided by way of development levy for urban development in the Urban living precinct, are:
- i. provided in suitable locations within the precinct;
 - ii. contribute to the maintenance and rehabilitation of land and vegetation within the geomorphic stream channel;
 - iii. to result in increase patch size, more regular patch boundaries and strategic linkages between habitat patches;
 - iv. strategically located and managed in order to link areas of retained and established habitat to increase koala population size and connectivity.
- i. General works associated with the development achieves the following:
- i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services are provided to new development to meet the current and future needs of users of the site;
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- j. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- k. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.
- l. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- m. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.
- n. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
- o. Development does not result in unacceptable impacts on the capacity and safety of the external road network.
- p. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.

7 Local plans

- q. Pedestrian connections are provided to integrate the development with the surrounding area as well as the street and public spaces.
- r. Development constraints:
- i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
- A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path:
 - I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
 - IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
- s. Development in the Green network precinct includes one or more of the following :

<ul style="list-style-type: none"> • Environment facility⁽²⁶⁾ • Outdoor sport and recreation⁽⁵⁵⁾ 	<ul style="list-style-type: none"> • Park⁽⁵⁷⁾ • Permanent plantation⁽⁵⁹⁾ 	<ul style="list-style-type: none"> • Telecommunication facility⁽⁸¹⁾
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- t. Development in the Green network precinct does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Caretaker's accommodation⁽¹⁰⁾ 	<ul style="list-style-type: none"> • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • High Impact industry⁽³⁴⁾ • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ 	<ul style="list-style-type: none"> • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾
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<ul style="list-style-type: none"> • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ 	<ul style="list-style-type: none"> • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Low impact industry⁽⁴²⁾ • Major electricity infrastructure⁽⁴³⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Market⁽⁴⁶⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling⁽⁴⁹⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Parking station⁽⁵⁸⁾ • Place of worship⁽⁶⁰⁾ 	<ul style="list-style-type: none"> • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Service station⁽⁷⁴⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- u. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

7.2.3.4.2 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part P, Table 7.2.3.4.1. Where the development does not meet requirement for accepted development (RAD) within Part P, Table 7.2.3.4.1, it becomes assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD1	PO5

7 Local plans

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD2	PO6
RAD3	PO7
RAD4	PO8
RAD5	PO8
RAD6	PO8
RAD7	PO11-PO15
RAD8	PO18
RAD9	PO18
RAD10	PO21
RAD11	PO24
RAD12	PO25
RAD13	PO27
RAD14	PO29
RAD15	PO30
RAD16	PO27
RAD17	PO31
RAD18	PO31-PO36
RAD19	PO35
RAD20	PO37
RAD21	PO37
RAD22	PO37
RAD23	PO38
RAD24	PO39
RAD25	PO40
RAD26	PO40
RAD27	PO44
RAD28	PO44
RAD29	PO44
RAD30	PO45
RAD31	PO44
RAD32	PO46
RAD33	PO48
RAD34	PO49
RAD35	PO50

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD36	PO50
RAD37	PO50
RAD38	PO50
RAD39	PO52
RAD40	PO53
RAD41	PO54
RAD42	PO55
RAD43	PO56
RAD44	PO57
RAD45	PO58-PO59
RAD46	PO58-PO59
RAD47	PO61
RAD48	PO62
RAD49	PO64-PO66, PO68-PO70
RAD50	PO64-PO66, PO68-PO70
RAD51	PO64-PO66, PO68-PO70
RAD52	PO67
RAD53	PO71

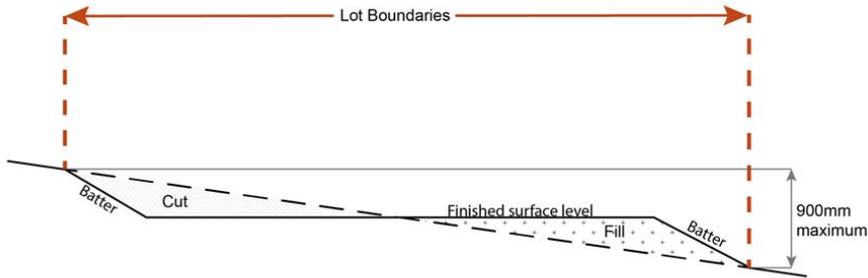
Part P — Requirements for accepted development - Green network precinct

Table 7.2.3.4.1 Requirements for accepted development - Green network precinct

Requirements for accepted development	
General requirements	
Structure plan and Neighbourhood development plan	
RAD1	<p>Development occurs in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan and Figure 7.2.3.4 - Green network and open space:</p> <ol style="list-style-type: none"> the provision of infrastructure and services associated with reconfiguring a lot and land development; utilities; parks⁽⁵⁷⁾ and open space; environmental and recreational facilities.
Lighting	
RAD2	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the

7 Local plans

	<p>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>
Car parking	
RAD3	On-site car parking is provided in accordance with Schedule 7 - Car parking.
Vegetation clearing and environmental offset	
RAD4	<p>No vegetation clearing is permitted except for:</p> <ol style="list-style-type: none"> the provision of infrastructure and services associated with reconfiguring a lot and land development; utilities; Parks⁽⁵⁷⁾ and open space; environmental and recreational facilities.
RAD5	Vegetation clearance in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan and Figure 7.2.3.4 - Green network and open space.
RAD6	Any vegetation clearing is to be offset and that offset is located within the Green network precinct.
Works requirements	
Utilities	
RAD7	<p>Each use or tenancy is connected to:</p> <ol style="list-style-type: none"> an existing reticulated electricity supply (where an electricity supply is required as part of the operation of the use or tenancy); telecommunications and broadband (where telecommunications and broadband are required as part of the operation of the use or tenancy); reticulated sewerage (if available); reticulated water (if available).
Access	
RAD8	<p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> Where for a Council-controlled road, AS/NZS2890.1, section 3; or 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.
RAD9	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	

<p>RAD10</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 in accordance with Planning scheme policy - Integrated design.</p>
<p>Site works and construction management</p>	
<p>RAD11</p>	<p>The site and any existing structures are maintained in a tidy and safe condition.</p>
<p>RAD12</p>	<p>Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines and Planning scheme policy - Integrated design.</p>
<p>RAD13</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).</p>
<p>RAD14</p>	<p>All vegetation to be retained on-site is clearly identified and fenced or protected prior to development works commencing.</p> <p>Note - Refer to value and constraint requirements for accepted development in this table for classes of vegetation to be retained for accepted development subject to requirements.</p>
<p>RAD15</p>	<p>Any damage to council land or infrastructure is to be repaired or replaced, with the same materials prior to plan sealing or final building classification.</p>
<p>RAD16</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>Earthworks</p>	
<p>RAD17</p>	<p>The site is prepared and the fill placed on-site in accordance with AS3798.</p>
<p>RAD18</p>	<p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <p style="text-align: center;">Figure - Cut and fill</p>  <p>Note - This is site earthworks not building work.</p>
<p>RAD19</p>	<p>Earthworks do not result in:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure of less than 600mm; 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.

7 Local plans

	<p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>Fire services</p> <p>Note - The provisions under this heading only apply if:</p> <p>a. the development is for, or incorporates:</p> <ul style="list-style-type: none"> i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or iii. material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or iv. material change of use for outdoor sales⁽⁵⁴⁾, outdoor processing or outdoor storage where involving combustible materials. <p>AND</p> <p>b. none of the following exceptions apply:</p> <ul style="list-style-type: none"> 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. <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>RAD20</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 requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</p> <ul style="list-style-type: none"> a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: <ul style="list-style-type: none"> i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales⁽⁵⁴⁾ processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
<p>RAD21</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> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m;

	<ul style="list-style-type: none"> c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
RAD22	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> .
RAD23	<p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>
RAD24	<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 <i>Fire hydrant indication system</i> is available on the website of the Queensland Department of Transport and Main Roads.</p>
Use specific requirements	
Environment facility⁽²⁶⁾	
RAD25	All buildings and structures associated with an Environment facility ⁽²⁶⁾ are setback 10m from all property boundaries.
RAD26	The maximum height of any building and structure associated with an Environment facility ⁽²⁶⁾ is 5m.
Outdoor sport and recreation⁽⁵⁵⁾	
RAD27	Site cover of all buildings and structures does not exceed 10%.
RAD28	All buildings and structures are setback a minimum of 10m from all property boundaries.
RAD29	The maximum height of all buildings and structures is 8.5m.

7 Local plans

RAD30	Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
RAD31	Outdoor storage areas are screened from adjoining sites and roads by either planting, wall(s), fence(s) or a combination thereof at least 1.8m in height along the length of the storage area.
Permanent plantation ⁽⁵⁹⁾	
RAD32	Planting only comprises native species endemic to the area.
Telecommunications facility ⁽⁸¹⁾	
Editor's note - In accordance with the Federal legislation Telecommunications facilities ⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
RAD33	A minimum of 45m ² is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
RAD34	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.
RAD35	Equipment shelters and associated structures are located: <ul style="list-style-type: none"> 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.
RAD36	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD37	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD38	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>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>
RAD39	All equipment comprising the telecommunications facility ⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints requirements	
Note - The relevant values and constraints requirements do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	

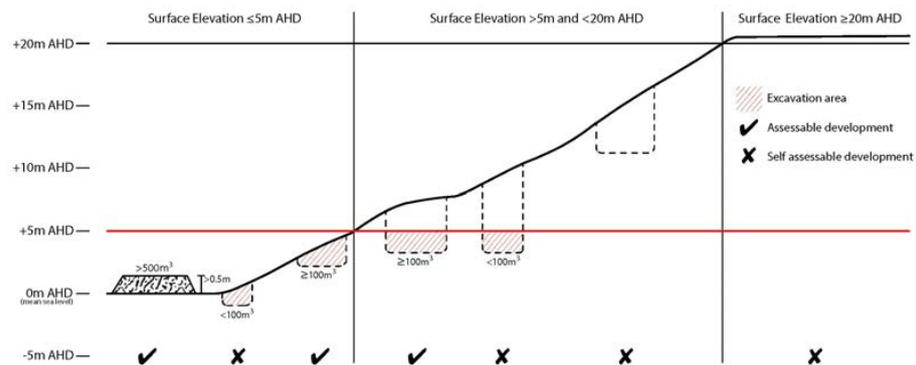
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)

Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m³ and 500m³ respectively.

RAD40

Development does not involve:

- a. excavation or otherwise removing of more than 100m³ of soil or sediment where below 5m Australian Height Datum AHD, or
- b. filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m AHD.



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

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

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

RAD41

Building and structures have contained within the site:

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

7 Local plans

	Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS3959.
RAD42	The length of driveway: <ul style="list-style-type: none"> a. to a public road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
RAD43	<ul style="list-style-type: none"> 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. b. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access to within 3m of that water storage source is provided. c. Where a tank is the nominated on-site fire fighting water storage source, it includes: <ul style="list-style-type: none"> i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 20mm (minimum) to accommodate suction lines.
RAD44	Development does not involve the manufacture or storage of hazardous chemicals.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)	
RAD45	Development is for the preservation, maintenance, repair and restoration of the building, item or object of cultural heritage value.
RAD46	Any maintenance, repair and restoration works are in accordance with Council approval. A cultural heritage construction management plan for maintenance, repair and restoration is prepared in accordance with Planning scheme policy - Heritage and landscape character.
Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following requirements apply)	
RAD47	Except where located on Figure 7.2.3.1 - Caboolture West structure plan or an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.
RAD48	Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a water supply pipeline buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD49	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.
RAD50	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>
RAD51	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD52	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.
RAD53	Development for a material change of use or building work for a Park ⁽⁵⁷⁾ ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.

Part Q - Criteria for assessable development - Green network precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part Q, Table 7.2.3.4.2, as well as the purpose statement and overall outcomes.

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

Table 7.2.3.4.2 Assessable development - Green network precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcome
General criteria	
Effects of development	
<p>PO1</p> <p>The natural, ecological and biological values present in the environment are protected. Development avoids adverse impacts on natural, ecological and biological values particularly in terms of the following:</p> <ol style="list-style-type: none"> a. physical change; b. vegetation damage or removal; c. wildlife connectivity and accessibility; d. land fragmentation; e. land and vegetation degradation; f. visual detracting; g. soil stability and erosion; h. water quality; i. habitat protection. 	No example provided.

7 Local plans

Form and nature of development	
<p>PO2</p> <p>The form and nature of development :</p> <p>a. is of a minor size and scale, low intensity and compatible with the physical characteristics and values;</p> <p>b. responds appropriately to the natural values and characteristics and constraints present such as slope and stability, visual prominence, landscape character, water courses, flooding, existing vegetation and surrounding land uses.</p>	No example provided.
<p>PO3</p> <p>The visual impacts of development are minimised through the use of lightweight construction and the use of colours and materials compatible with the natural setting and surrounds.</p>	No example provided.
<p>PO4</p> <p>Development is limited to Environment facilities⁽²⁶⁾, nature based recreation and facilities, Parks⁽⁵⁷⁾, Outdoor sports and recreation⁽⁵⁵⁾, small scale Utility installation⁽⁸⁶⁾, infrastructure and services. Development is in appropriate locations that are allied to, and compatible with, the significant conservation values of the area.</p>	No example provided.
Structure plan and Neighbourhood development plan	
<p>PO5</p> <p>Development occurs in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan and Figure 7.2.3.4 - Green network and open space.</p>	No example provided
Amenity	
<p>PO6</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 example provided.
Car parking	
<p>PO7</p> <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>E7</p> <p>On-site car parking is provided in accordance with Schedule 7 - Car parking.</p>

Vegetation clearing and environmental offset	
<p>PO8</p> <p>Development resulting in the clearing of vegetation is:</p> <p>a. limited to the provision of the following:</p> <ul style="list-style-type: none"> i. infrastructure and services associated with reconfiguring a lot and land development; ii. utilities; iii. Parks⁽⁵⁷⁾ and open space; iv. environmental and recreational facilities. <p>b. provided with appropriate environmental offsetting to be located within the Green network precinct;</p> <p>c. in accordance with the Caboolture West structure plan (Figure 7.2.3.1 - Caboolture West structure plan), Green network and open space (Figure 7.2.3.4 - Green network and open space), and any Neighbourhood development plan.</p>	<p>No example provided.</p>
Noise	
<p>PO9</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 example provided.</p>
<p>PO10</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <p>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);</p> <p>b. maintaining the amenity of the streetscape.</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 example provided.</p>

7 Local plans

<p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	
Works criteria	
Utilities	
<p>PO11</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>No example provided.</p>
<p>PO12</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO13</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO14</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>E14.1</p> <p>Where in a sewerage area, the development is connected to a reticulated sewerage network.</p>
	<p>E14.2</p> <p>Where not in a sewerage 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>E14.3</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO15</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>E15.1</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>E15.2</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 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>
Access	
<p>PO16</p> <p>Where required, access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO17</p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. 	<p>E17.1</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>E17.2</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>E17.3</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO18</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E18.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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.
	<p>E18.2</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>

7 Local plans

	<p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p>
	<p>E18.3</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>PO19</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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"> 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 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	<p>No example provided.</p>
<p>PO20</p> <p>The development is provided with dedicated and constructed road access.</p>	<p>No example provided.</p>
<p>Stormwater</p>	
<p>PO21</p>	<p>No example provided.</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 and examples.</p> <p>Note - a downstream drainage discharge report may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act is accepted as a lawful point of discharge providing the drainage discharge from the site does not increase downstream flood levels during the 1% AEP storm by more than 20mm and any flooding of downstream allotments which are not able to be further subdivided is not increased.</p>	
<p>PO22</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 may be required to demonstrate compliance with this performance outcome.</p>	No example provided.
<p>PO23</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 2 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>	No example provided.
Site works and construction management	
<p>PO24</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	No example provided.
<p>PO25</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; 	<p>E25.1</p> <p>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, including but not limited to the following:</p> <ol style="list-style-type: none"> a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;

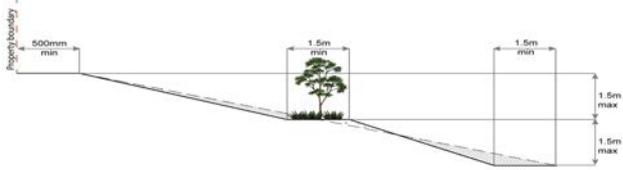
7 Local plans

<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 streets and their critical root zone.</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>E25.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E25.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>E25.4</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>PO26</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E26</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO27</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>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E27.1</p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p>
	<p>E27.2</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>PO28</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E27.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p> <p>E28</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> topsoiled with a minimum compacted thickness of 50 millimetres; grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO29</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E29.1</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>E29.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> 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 all native vegetation with a diameter below 400mm is to be chipped and stored on-site.
<p>PO30</p>	<p>No example provided.</p>

7 Local plans

<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>Earthworks</p>	
<p>PO31</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ol style="list-style-type: none"> a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fills and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. the visual impact of the cut and fill and impacts on the amenity of adjoining lots (e.g. residential). <p>Note - Filling or excavation works are to be completed within six(6) months of the commencement date.</p>	<p>E31.1</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>E31.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E31.3</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>E31.4</p> <p>All fill is contained within the site.</p> <p>E31.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <p>E31.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E31.7</p>

	<p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO32</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E32</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p style="text-align: center;">Figure - Embankment</p> 
<p>PO33</p> <p>On-site earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>E33.1</p> <p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <hr/> <p>E33.2</p> <p>Earthworks that would result in any of the following are not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over the Council or public sector entity maintained service to less than 600mm; an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO34</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - A slope stability report prepared by an RPEQ may be required.</p>	<p>No example provided.</p>
<p>PO35</p> <p>Filling or excavation does not result in</p>	<p>No example provided.</p>

7 Local plans

- a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway;
- b. increased flood inundation outside the site;
- c. any reduction in the flood storage capacity in the floodway;
- d. any clearing of native vegetation.

Note - To demonstrate compliance with this outcome, Planning scheme policy - Stormwater management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements..

Retaining walls and structures

PO36

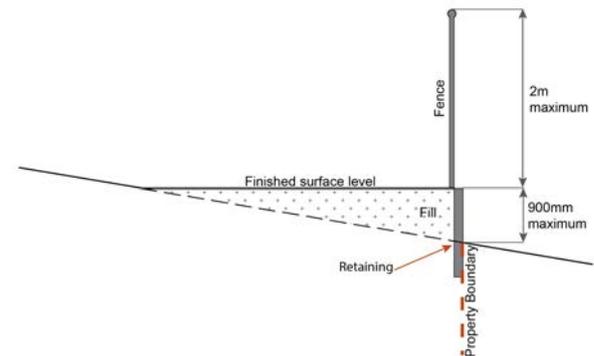
All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.

E36

Earth retaining structures:

- a. are not constructed of boulder rocks or timber;
- b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

Figure - Retaining on a boundary



- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut

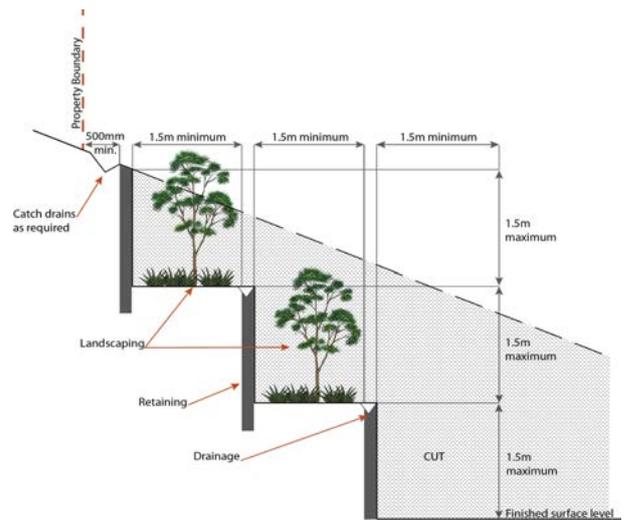
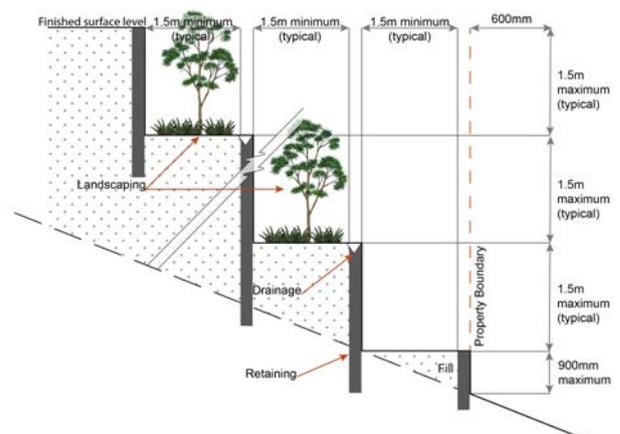


Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

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

AND

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

7 Local plans

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.

PO37

Development incorporates a fire fighting system that:

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

Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.

E37.1

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

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

- a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;
- b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);
- c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:
 - i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;
 - ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;
 - iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities;
- d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.

E37.2

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

- a. an unobstructed width of no less than 3.5m;
- b. an unobstructed height of no less than 4.8m;
- c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;
- d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.

E37.3

On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.

<p>PO38</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>E38</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ol style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>PO39</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>E39</p> <p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>
<p>Use specific criteria</p>	

7 Local plans

Environment facility⁽²⁶⁾	
<p>PO40</p> <p>Development will:</p> <p>a. ensure that buildings and structures are not overbearing, visually dominant or out of character with the surrounding natural, ecological, open space and recreational values associated with the Green network precinct;</p> <p>b. ensure buildings and structures do not result in overlooking of private areas when adjoining residential areas, or block or impinge upon the receipt of natural sunlight and outlook.</p>	<p>E40.1</p> <p>All buildings and structures associated with an Environment facility⁽²⁶⁾ are setback 10m from all property boundaries.</p>
	<p>E40.2</p> <p>The maximum height of any building and structure associated with an Environmental facility⁽²⁶⁾ is 5m.</p>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO41</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <p>a. high quality design and construction;</p> <p>b. visually integrated with the surrounding area;</p> <p>c. not visually dominant or intrusive;</p> <p>d. located behind the main building line;</p> <p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>E41.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <p>a. are enclosed within buildings or structures;</p> <p>b. are located behind the main building line;</p> <p>c. have a similar height, bulk and scale to the surrounding fabric;</p> <p>d. have horizontal and vertical articulation applied to all exterior walls.</p>
	<p>E41.2</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>PO42</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E42</p> <p>Access control arrangements:</p> <p>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</p> <p>b. minimise the number and width of crossovers and entry points;</p> <p>c. provide safe vehicular access to the site;</p> <p>d. do not utilise barbed wire or razor wire.</p>
<p>PO43</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p>	<p>E43</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>

<ul style="list-style-type: none"> a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	
Outdoor sport and recreation ⁽⁵⁵⁾	
<p>PO44</p> <p>Development will:</p> <ul style="list-style-type: none"> a. maintain the open and unbuilt character of a site, uncluttered by building and maintaining the availability of a site for unobstructed outdoor recreational use; b. ensure that buildings and structures are not overbearing, visually dominant or out of character with the surrounding built environment nor detract from the amenity of adjoining land; c. ensure buildings and structures do not result in overlooking of private areas when adjoining residential areas, or block or impinge upon the receipt of natural sunlight and outlook; d. be designed in accordance with the principles of Crime Prevention Through Environment Design (CPTED) to achieve a high level of safety, surveillance and security; e. incorporate appropriate design response, relative to size and function of buildings, that acknowledge and reflect the region's sub-tropical climate; f. reduce the visual appearance of building bulk through: <ul style="list-style-type: none"> i. design measures such as the provision of meaningful recesses and projections through the horizontal and vertical plane; ii. use of a variety of building materials and colours; iii. use of landscaping and screening. g. achieves the design principles outlined in Planning scheme policy - Integrated design. 	<p>E44.1</p> <p>Site cover of all buildings and structures does not exceed 10%.</p> <hr/> <p>E44.2</p> <p>All buildings and structures are setback a minimum of 10m from all property boundaries.</p> <hr/> <p>E44.3</p> <p>The maximum height of all buildings and structures is 8.5m.</p> <hr/> <p>E44.4</p> <p>Outdoor storage areas are screened from adjoining sites and roads by either planting, wall(s), fence(s) or a combination thereof at least 1.8m in height along the length of the storage area.</p>
<p>PO45</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy –Waste.</p>	<p>No example provided.</p>
Permanent plantation ⁽⁵⁹⁾	
<p>PO46</p>	<p>E46</p>

7 Local plans

<p>Planting for Permanent plantation⁽⁵⁹⁾ purposes:</p> <ol style="list-style-type: none"> only comprises native species endemic to the area; is sufficiently set back from property boundaries to avoid adverse impacts on adjoining properties such as shading, fire risk, health and safety. 	<p>Planting only comprises native species endemic to the area.</p>
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO47</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E47.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>E47.2</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>PO48</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E48</p> <p>A minimum of 45m² 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>PO49</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E49</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>PO50</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ol style="list-style-type: none"> high quality design and construction; visually integrated with the surrounding area; not visually dominant or intrusive; located behind the main building line; below the level of the predominant tree canopy or the level of the surrounding buildings and structures; camouflaged through the use of colours and materials which blend into the landscape; 	<p>E50.1</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>E50.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E50.3</p>

<p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <p>a. reduce recognition in the landscape;</p> <p>b. reduce glare and reflectivity.</p> <p>E50.4</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>E50.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>E50.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO51</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>E51</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>PO52</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>E52</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>

Values and constraints criteria

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

7 Local plans

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

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

PO53

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

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

E53

Development does not involve:

- a. excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or
- b. filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

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

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

PO54

Development:

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

E54

Buildings and structures have contained within the site:

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

	<ul style="list-style-type: none"> i. To, and around, each building and other roofed structure; and ii. To each fire fighting water supply extraction point. <p>Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attach level are as described in Australian Standard AS 3959.</p>
<p>PO55</p> <p>Development and associated driveways and access ways:</p> <ul style="list-style-type: none"> a. avoid potential for entrapment during a bushfire; b. ensure safe and effective access for emergency services during a bushfire; c. enable safe evacuation for occupants of a site during a bushfire. 	<p>E55</p> <p>A length of driveway:</p> <ul style="list-style-type: none"> a. to a road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
<p>PO56</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E56</p> <ul style="list-style-type: none"> 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. b. Where not connected to a reticulated water supply or a pressure and flow stated above is not available, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. c. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access is provided to within 3m of that water storage source. d. Where a tank is the nominated on-site fire fighting water storage source, it includes: <ul style="list-style-type: none"> i. a hardstand area allowing medium rigid vehicles (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines.
<p>PO57</p>	<p>E57</p>

7 Local plans

<p>Development:</p> <ol style="list-style-type: none"> does not present unacceptable risk to people or environment due to the impact of bushfire on dangerous goods or combustible liquids; does not present danger or difficulty to emergency services for emergency response or evacuation. <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>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</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>PO58</p> <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; retain public access where this is currently provided. 	<p>E58</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p>PO59</p> <p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> 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 demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or 	<p>No example provided.</p>

<ul style="list-style-type: none"> c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	
<p>PO60</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 example provided.</p>
<p>Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO61</p> <p>Development within a High voltage electricity line buffer:</p> <ul style="list-style-type: none"> a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>E61</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>
<p>PO62</p> <p>Development within a bulk water supply infrastructure buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> a. protect the integrity of the bulk water supply infrastructure; b. Maintains adequate access for any required maintenance or upgrading work to the bulk water supply infrastructure. 	<p>E62</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a bulk water supply infrastructure buffer.</p>
<p>PO63</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E63</p> <p>Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things):</p> <ul style="list-style-type: none"> a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>	

7 Local plans

<p>PO64</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>No example provided.</p>
<p>PO65</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <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>E65</p> <p>No example provided.</p>
<p>PO66</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO67</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>E67</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>PO68</p>	<p>E68</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>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>PO69</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E69.1</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"> Urban area – Level III; Rural area – N/A; Industrial area – Level V; Commercial area – Level V. <p>E69.2</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>PO70</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"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one premises; inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO71</p> <p>Development for a Park⁽⁵⁷⁾ 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"> public benefit and enjoyment is maximised; impacts on the asset life and integrity of park structures is minimised; maintenance and replacement costs are minimised. 	<p>E71</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>

7 Local plans

7.2.3.5 Rural living precinct

7.2.3.5.1 Purpose - Rural living precinct

Note - Rural living areas were identified during the planning process and have been applied to four areas on the edge of the Local Plan area. These areas are generally flat, subject to flooding and/or contain significant environmental values that constrain their redevelopment potential, not able to be serviced as efficiently with sewerage infrastructure and roads as the balance of the Local Plan area, currently used for rural residential style development, and function as significant environmental corridors around the edge of the Local Plan area.

1. The purpose of the Rural living precinct is to provide for residential development on large lots where water and sewerage infrastructure and services may not be provided. The precinct is generally located at the urban-rural fringe of the local plan area, comprising of single detached houses on semi-rural allotments. The opportunity and ability for rural uses to occur is retained, whilst allowing for future large-lot rural residential development to cater for a range of lifestyle choices while retaining the area as part of strategic environmental corridors around the Caboolture West local plan area.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development is consistent with the development concept shown indicatively on Figure 7.2.3.1 - Structure plan.
 - b. Development has an established rural living character and provides strategic environmental corridors which are intended to be retained in this area.
 - c. The precinct provides a distinct and recognisable transition between more intensively urbanised areas of Caboolture West and its largely undeveloped rural hinterland.
 - d. Development does not adversely impact on the strategic environmental corridors and important vegetation within these corridors is retained.
 - e. Development does not detrimentally impact, undermine or degrade the low density, low intensity and open area character and amenity associated with the precinct.
 - f. Existing rural uses and primary production activities are retained where they do not adversely impact on the use, character and amenity values of adjoining properties.
 - g. New development opportunities are limited to larger lots (no smaller than 6000m² in size and an average lot size of 8000m²) and used primarily for residential (lifestyle) activities with limited provision of infrastructure.
 - h. Residential uses are limited to a single dwelling house⁽²²⁾ per allotment. A secondary dwelling is permitted provided it functions and appears subordinate to the principal dwelling house⁽²²⁾.
 - i. Formal and informal, active and passive sport and recreation opportunities may be provided to meet community needs in accordance with the development concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan.
 - j. Home based business⁽³⁵⁾ establish where the scale and intensity of the activity does not detrimentally impact upon the low density, low intensity, open area character and amenity associated with the Rural living precinct.
 - k. 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.
 - l. Development has good access to existing and proposed transport infrastructure, public transport services, and bicycle and pedestrian networks and does not interfere with the safe and efficient operation of the surrounding road network.
 - m. General works associated with the development achieves the following:
 - i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services are provided to new development to meet the current and future needs of users of the site;

- ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
- iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- n. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- o. 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.
- p. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- q. Development does not result in the establishment of industrial activities.
- r. Development constraints:
 - i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
 - A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path;
 - I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
 - IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
- s. Development in the Rural living precinct includes one or more of the following:

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ (excluding catteries and kennels) 	<ul style="list-style-type: none"> • Cropping⁽¹⁹⁾, where not forestry for wood production • Dwelling house⁽²²⁾ 	<ul style="list-style-type: none"> • Permanent plantation⁽⁵⁹⁾ • Roadside stall⁽⁶⁸⁾ • Rural workers' accommodation⁽⁷¹⁾
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7 Local plans

<ul style="list-style-type: none"> • Aquaculture⁽⁶⁾ (if water area associated with ponds and dams are less than 200m² or housed tanks are less than 50m²) • Community residence⁽¹⁶⁾ 	<ul style="list-style-type: none"> • Emergency services⁽²⁵⁾ • Environment facility⁽²⁶⁾ • Home based business⁽³⁵⁾ • Intensive horticulture⁽⁴⁰⁾ (where on lots 1 ha or more) • Outdoor sports and recreation⁽⁵⁵⁾ (where on Council owned or controlled land) 	<ul style="list-style-type: none"> • Sales office⁽⁷²⁾ • Telecommunications facility⁽⁸¹⁾ • Veterinary services⁽⁸⁷⁾ (where on lots 1 ha or more) • Wholesale nursery⁽⁸⁹⁾ (where on lots 1 ha or more) • Winery⁽⁹⁰⁾
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t. Development in the Rural living precinct does not include one or more of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Caretaker's accommodation⁽¹⁰⁾ • Cemetery⁽¹²⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾, where forestry for wood production • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling unit⁽²³⁾ • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ • Funeral parlour⁽³⁰⁾ • Function facility⁽²⁹⁾ • Hardware and trade supplies⁽³²⁾ • High Impact industry⁽³⁴⁾ 	<ul style="list-style-type: none"> • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Landing⁽⁴¹⁾ • Low impact industry⁽⁴²⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling⁽⁴⁹⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Parking station⁽⁵⁸⁾ • Port services⁽⁶¹⁾ 	<ul style="list-style-type: none"> • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Rooming accommodation⁽⁶⁹⁾ • Service industry⁽⁷³⁾ • Service station⁽⁷⁴⁾ • Shopping centre⁽⁷⁶⁾ • Shop⁽⁷⁵⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾
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- u. Development not included in the tables above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

7.2.3.5.2 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part R, Table 7.2.3.5.1. Where the development does not meet a requirement for accepted development (RAD) Part R, Table 7.2.3.5.1, it becomes assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes
RAD1	PO2
RAD2	PO3
RAD3	PO4
RAD4	PO5
RAD5	PO6
RAD6	PO7
RAD7	PO8
RAD8	PO9
RAD9	PO12-PO15
RAD10	PO12-PO15
RAD11	PO16
RAD12	PO17-PO20
RAD13	PO20
RAD14	PO21
RAD15	PO24
RAD16	PO24
RAD17	PO26-PO28
RAD18	PO29
RAD19	PO30
RAD20	PO32
RAD21	PO34
RAD22	PO35
RAD23	PO32
RAD24	PO36
RAD25	PO36, PO39-PO40
RAD26	PO38

7 Local plans

Requirements for accepted development (RAD)	Corresponding performance outcomes
RAD27	PO42
RAD28	PO42
RAD29	PO42
RAD30	PO43
RAD31	PO44
RAD32	PO46
RAD33	PO47
RAD34	PO48
RAD35	PO49
RAD36	PO51
RAD37	PO51
RAD38	PO51
RAD39	PO52
RAD40	PO52
RAD41	PO52
RAD42	PO52
RAD43	PO52
RAD44	PO53
RAD45	PO54
RAD46	PO54
RAD47	PO54
RAD48	PO54
RAD49	PO55
RAD50	PO55
RAD51	PO56
RAD52	PO60
RAD53	PO60
RAD54	PO60
RAD55	PO61
RAD56	PO61
RAD57	PO62
RAD58	PO63
RAD59	PO63
RAD60	PO63

Requirements for accepted development (RAD)	Corresponding performance outcomes
RAD61	PO64
RAD62	PO64
RAD63	PO64
RAD64	PO66
RAD65	PO66
RAD66	PO66
RAD67	PO66
RAD68	PO66
RAD69	PO67
RAD70	PO70
RAD71	PO71
RAD72	PO69, PO72
RAD73	PO72
RAD74	PO72
RAD75	PO72
RAD76	PO74
RAD77	PO78
RAD78	PO79
RAD79	PO80
RAD80	PO81
RAD81	PO82
RAD82	PO83-PO84
RAD83	PO83-PO84
RAD84	PO86
RAD85	PO87-PO88
RAD86	PO88-PO91, PO93-PO95
RAD87	PO88-PO91, PO93-PO95
RAD88	PO89-PO91
RAD89	PO92
RAD90	PO96

Part R — Requirements for accepted development - Rural living precinct

Table 7.2.3.5.1 Requirements for accepted development - Rural living precinct

Requirements for accepted development

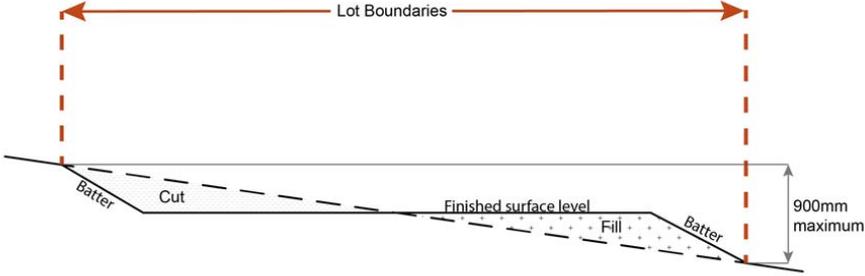
7 Local plans

General requirements	
Structure plan	
RAD1	<p>Development is consistent with the development concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan, with regards to:</p> <ol style="list-style-type: none"> a. the provision of infrastructure and services associated with reconfiguring a lot and land development; b. utilities; c. parks⁽⁵⁷⁾ and open space; d. the recognition and provision of minor green corridors.
Development footprint	
RAD2	Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within the development footprint.
Building height	
RAD3	Unless otherwise specified in this code, the height of all buildings and structures does not exceed 5m.
Setback	
RAD4	<p>Unless otherwise specified in this code, the minimum building setbacks from a property boundary are as follows:</p> <ol style="list-style-type: none"> a. road boundary – 6m b. side boundary – 4.5m c. rear boundary – 4.5m. <p>Note - This provision does not apply where a development footprint exists for a lot.</p>
Lighting	
RAD5	<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>
Waste treatment	
RAD6	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.
Rural uses setbacks	
RAD7	<p>The following uses and associated buildings and structures are setback from all property boundaries as follows:</p> <ol style="list-style-type: none"> a. Animal husbandry⁽⁴⁾ (buildings and structures only) - 10m

	<p>b. Animal keeping⁽⁵⁾, excluding catteries and kennels - 20m</p> <p>c. Aquaculture⁽⁶⁾ involving ponds or water behind dams - 100m</p> <p>d. Aquaculture⁽⁶⁾ involving the housing of tanks - 20m</p> <p>e. Cropping⁽¹⁹⁾ - 10m</p> <p>f. Intensive horticulture⁽⁴⁰⁾ - 10m</p> <p>g. Permanent plantations⁽⁵⁹⁾ - 25m</p> <p>h. Rural Industry⁽⁷⁰⁾ - 20m</p> <p>i. Rural workers' accommodation⁽⁷¹⁾ - 40m</p> <p>j. Short-term accommodation⁽⁷⁷⁾ - 40m</p> <p>k. Wholesale nursery⁽⁸⁹⁾ - 10m</p> <p>l. Veterinary services⁽⁸⁷⁾ - 10m.</p>
Car parking	
RAD8	On-site car parking is provided in accordance with Schedule 7 - Car parking.
Hazardous Chemicals	
RAD9	All development that involves the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.1 Quantity thresholds for hazardous chemicals stored as accepted development subject to requirements complies with Table 9.0.3 Hazardous chemicals.
RAD10	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.
Clearing of Habitat Trees	
<p>Note - The following development is accepted development as noted in section 1.7.7 Accepted development:</p> <p>Where located anywhere in the Caboolture West local plan area:</p> <ul style="list-style-type: none"> • Clearing of a habitat tree located within an approved development footprint; • Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; • Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; • Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence; • Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; • Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person and submitted and accepted by Council; • Clearing of a habitat tree associated with maintaining existing open pastures, windbreaks, lawns or created gardens. 	

7 Local plans

<p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from ground level is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning Scheme Policy – Environmental Areas and Corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>	
RAD11	Clearing does not involve any habitat trees.
Works requirements	
Utilities	
RAD12	<p>Where available, the development is connected to:</p> <ol style="list-style-type: none"> a. an existing reticulated electricity supply; b. telecommunications and broadband; c. reticulated sewerage; d. reticulated water; e. constructed and dedicated road.
RAD13	<p>Where not in a sewerred 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>
RAD14	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	
RAD15	<p>Any new or changes to existing site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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.
RAD16	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	
RAD17	<p>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> <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	
RAD18	The site and any existing structures are to be maintained in a tidy and safe condition.

RAD19	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.
RAD20	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.
RAD21	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.
RAD22	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD23	Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
Earthworks	
RAD24	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
RAD25	<p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <p style="text-align: center;">Figure - Cut and fill</p>  <p>Note - This is site earthworks not building work.</p>
RAD26	<p>Filling or excavation does not result in:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; 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. <p>Note - Public sector entity is defined in the Sustainable Planning Act 2009.</p>
Fire services	
Note - The provisions under this heading only apply if:	

7 Local plans

	<p>a. the development is for, or incorporates:</p> <ul style="list-style-type: none"> i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or iii. material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or iv. material change of use for outdoor sales⁽⁵⁴⁾, outdoor processing or outdoor storage where involving combustible materials. <p>AND</p> <p>b. none of the following exceptions apply:</p> <ul style="list-style-type: none"> 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. <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>RAD27</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 requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</p> <ul style="list-style-type: none"> a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: <ul style="list-style-type: none"> i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
<p>RAD28</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> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
<p>RAD29</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>

RAD30	<p>For development that contains on-site fire hydrants external to buildings:</p> <ol style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>
RAD31	<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>
Use specific requirements	
Dwelling house⁽²²⁾	
RAD32	Residential density does not exceed one Dwelling house ⁽²²⁾ per lot.
RAD33	<p>Building height for a Dwelling house⁽²²⁾ does not exceed:</p> <ol style="list-style-type: none"> a. 8.5m for dwelling houses⁽²²⁾; or b. for domestic outbuildings and free standing carports and garages, building height does not exceed 4m.
RAD34	<p>Building setbacks are as follows:</p> <ol style="list-style-type: none"> a. Where a Dwelling house⁽²²⁾ or domestic outbuildings is less than 3m in height: <ol style="list-style-type: none"> i. road boundary - 6m ii. side boundary - 1.5m iii. rear boundary - 1.5m.

7 Local plans

	<p>b. Where a Dwelling house⁽²²⁾ or domestic out buildings is greater than 3m and less than 8.5m or 5m in height respectively in height:</p> <ul style="list-style-type: none"> i. road boundary - 6m ii. side boundary - 4.5m iii. rear boundary - 4.5m. <p>Note - Where located in a bushfire hazard area (see Overlay map - Bushfire hazard) a greater setback may be required. See values and constraints requirements Bushfire hazard.</p> <p>Note - this provision does not apply where a development footprint exists for a lot.</p>
RAD35	<p>The maximum percentage of any lot covered by buildings and structures is as follows:</p> <ul style="list-style-type: none"> a. on lots equal to or less than 1 ha, 15% of the site or 750m², whichever is the lesser. b. on lots greater than 1 ha, 7.5% of the site or 1500m², whichever is the lesser.
Dwelling house⁽²²⁾ where including a secondary dwelling	
RAD36	The maximum GFA for a secondary dwelling is 100m ² .
RAD37	The secondary dwelling obtains access from the existing driveway giving access to the Dwelling house ⁽²²⁾ .
RAD38	The secondary dwelling is located within 50m of the Dwelling house ⁽²²⁾ .
Home based business⁽³⁵⁾	
RAD39	<p>The Home based business(s)⁽³⁵⁾, including any storage, are fully enclosed within a dwelling or on-site structure.</p> <p>Note -This provision does not apply to a home based child care facility.</p>
RAD40	<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>
RAD41	<p>The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows:</p> <ul style="list-style-type: none"> a. 1 heavy vehicle; b. 1 trailer; c. Up to 3 motor vehicles. <p>Note - The car parking provision associated with the Dwelling house⁽²²⁾ is in addition to this requirement.</p> <p>Note - The number of motor vehicles stated is in addition to motor vehicles associated with a Dwelling house⁽²²⁾.</p>

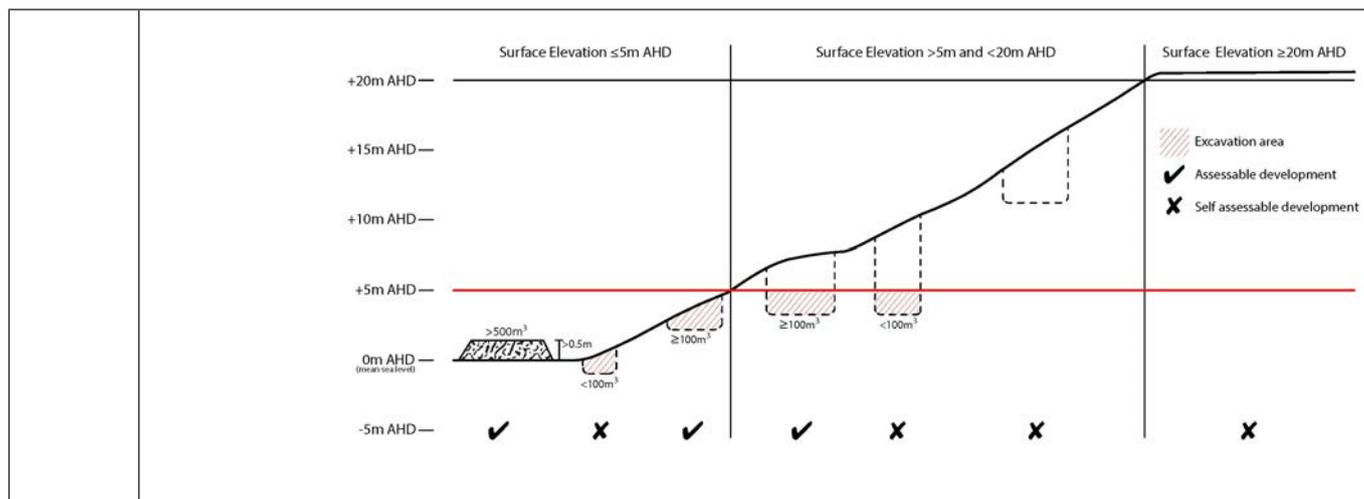
RAD42	<p>a. Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining lots by either planting, wall(s), non-transparent fence(s) or a combination at least 1.8m in height along the length of those areas.</p> <p>b. Planting for screening is to have a minimum depth of 3m.</p>
RAD43	Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.
RAD44	<p>Hours of operation to be restricted to 8.00am to 6.00pm Monday to Saturday, 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>
RAD45	<p>The Home based business(s)⁽³⁵⁾ do not generate noise that is audible from the boundary of the site.</p> <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>
RAD46	<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>
RAD47	<p>The Home based business⁽³⁵⁾ 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>
RAD48	The Home based business ⁽³⁵⁾ does not involve an environmentally relevant activity (ERA) as defined in the Environmental Protection Regulations 2008.
RAD49	Only goods grown, produced or manufactured on-site are sold from the site.
RAD50	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.
RAD51	<p>For bed and breakfast and farmstays:</p> <p>a. overnight accommodation is provided in the Dwelling house⁽²²⁾ of the accommodation operator;</p> <p>b. maximum 4 bedroom are provided for a maximum of 10 guests;</p> <p>c. meals are served to paying guests only;</p> <p>d. rooms do not contain food preparation facilities.</p>
Outdoor sport and recreation ⁽⁵⁵⁾	

7 Local plans

RAD52	Site cover of all buildings and structures does not exceed 10%.
RAD53	All buildings and structures are setback a minimum of 10m from all property boundaries.
RAD54	The maximum height of all buildings and structures is 8.5m.
RAD55	Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
RAD56	Outdoor storage areas are screened from adjoining sites and roads by either planting, wall(s), fence(s) or a combination thereof at least 1.8m in height along the length of the storage area.
Permanent plantation ⁽⁵⁹⁾	
RAD57	Planting only comprises native species endemic to the area.
Roadside stall ⁽⁶⁸⁾	
Note - These provisions do not apply to a Home based business ⁽³⁵⁾ .	
RAD58	No more than one Roadside stall ⁽⁶⁸⁾ per property.
RAD59	Goods offered for sale are only goods grown, produced or manufactured on the site
RAD60	The maximum area associated with a Roadside stall ⁽⁶⁸⁾ , including any larger separate items displayed for sale, does not exceed 20m ² .
RAD61	The Roadside stall ⁽⁶⁸⁾ obtains vehicle access from a road classified as a major street (refer Figure 7.2.3.2 - Movement, major streets).
RAD62	Car parking for 2 vehicles is provided off the road carriage way and on the property.
RAD63	The Roadside stall ⁽⁶⁸⁾ is located no closer than 100m from an intersection.
Rural workers' accommodation ⁽⁷¹⁾	
RAD64	No more than 1 Rural workers' accommodation ⁽⁷¹⁾ per lot.
RAD65	Rural workers' accommodation ⁽⁷¹⁾ is contained within 1 structure.
RAD66	No more than 12 rural workers are accommodated.
RAD67	Rural workers' accommodation ⁽⁷¹⁾ obtains access from the existing driveway giving access to the dwelling house ⁽²²⁾ .
RAD68	Rural workers' accommodation ⁽⁷¹⁾ are located within 20m of the dwelling house ⁽²²⁾ .
Sales office ⁽⁷²⁾	
RAD69	A Sales office ⁽⁷²⁾ is located on the site for no longer than 2 years.
Telecommunications facility ⁽⁸¹⁾	
Editor's note - In accordance with the Federal legislation Telecommunications facilities ⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
RAD70	A minimum of 45m ² is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.

RAD71	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.
RAD72	Equipment shelters and associated structures are located: <ul style="list-style-type: none"> 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.
RAD73	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD74	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD75	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>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>
RAD76	All equipment comprising the Telecommunications facility ⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints requirements	
Note - The relevant values and constraints requirements do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)	
Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m ³ and 500m ³ respectively.	
RAD77	Development does not involve: <ul style="list-style-type: none"> a. excavation or otherwise removing of more than 100m³ of soil or sediment where below 5m Australian Height Datum AHD, or b. filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m AHD.

7 Local plans



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

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

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

RAD78

Building and structures have contained within the site:

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

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

RAD79

The length of driveway:

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

RAD80	<p>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.</p> <p>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.</p> <p>c. Where a tank is the nominated on-site fire fighting water storage source, it includes:</p> <ul style="list-style-type: none"> i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 20mm (minimum) to accommodate suction lines.
RAD81	Development does not involve the manufacture or storage of hazardous chemicals.
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)</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>	
RAD82	<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>
RAD83	<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>
<p>Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following requirements apply)</p>	
RAD84	Except where located on Figure 7.2.3.1 - Caboolture West structure plan or an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.
RAD85	<p>All habitable rooms located within an Electricity supply substation buffer are:</p> <ul style="list-style-type: none"> a. located a minimum of 10m from an electricity supply substation⁽⁸⁰⁾ ; and b. acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)</p>	

7 Local plans

RAD86	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.
RAD87	Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow
RAD88	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD89	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.
RAD90	Development for a material change of use or building work for a Park ⁽⁵⁷⁾ ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.

Part S — Criteria for accepted development - Rural living precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part S, Table 7.2.3.5.2, as well as the purpose statement and overall outcomes.

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

Table 7.2.3.5.2 Requirements for accepted development - Rural living precinct

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
General criteria	
General performance outcome for all development	
PO1 Development: 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 living precinct; 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 living precinct; c. is designed, located and operated in a manner that avoids nuisance impacts on adjoining properties;	No example provided.

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> d. is adequately serviced with necessary infrastructure to meet on-site needs and requirements; e. ensures adequate on-site stormwater and waste disposal is provided to avoid adverse impacts on water quality; f. requires minimal cutting, filling or excavating. Where this occurs, visual impacts are reduced through screening; g. avoids being obtrusive or visually dominant through on-site location, colours and materials of buildings and structures. 	
Structure plan	
<p>PO2</p> <p>Development is in accordance with the Figure 7.2.3.1 - Caboolture West structure plan.</p>	No example provided
Development footprint	
<p>PO3</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"> a. not be subject to a development constraint such as, but not limited to, flood, steep slope, waterway setbacks and significant vegetation; 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>E3</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>
Building height	
<p>PO4</p> <p>Building height:</p> <ul style="list-style-type: none"> a. is consistent with the low rise built form and open area character and amenity values anticipated in the Rural living precinct; 	<p>E4</p> <p>Unless otherwise specified in this code, the height of all buildings and structures does not exceed 5m.</p>

7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<p>b. does not unduly impact on access to sunlight, overshadowing or privacy experienced by adjoining properties;</p> <p>c. is not visually dominant or overbearing in the context of establishing a low density, low rise built form and open area character.</p>	
Setbacks	
<p>PO5</p> <p>Building setback:</p> <p>a. is sufficient to minimise overlooking and maintain privacy of adjoining properties;</p> <p>b. creates 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 living precinct.</p>	<p>E5</p> <p>The minimum building 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>
Amenity	
<p>PO6</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>	<p>No example provided.</p>
Waste treatment	
<p>PO7</p> <p>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.</p>	<p>E7</p> <p>All concentrated 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.</p>
Rural uses setbacks	
<p>PO8</p> <p>Development ensures that:</p> <p>a. chemical spray, fumes, odour, dust does not drift beyond the property boundary but is contained on-site;</p>	<p>E8</p> <p>The following uses and associated buildings are setback from property boundaries as follows:</p> <p>a. Animal husbandry⁽⁴⁾ (buildings only) - 10m</p> <p>b. Animal keeping⁽⁵⁾, excluding catteries and kennels - 20m</p>

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<p>b. unreasonable nuisance or annoyance resulting from -but not limited to - noise, storage of materials and rubbish does not adversely impact upon land users adjacent to, or within the general vicinity;</p> <p>c. buildings and other structures are consistent with the low density, low rise built form and open area environment anticipated in the Rural living precinct.</p>	<p>c. Aquaculture⁽⁶⁾ involving ponds or water behind dams - 100m</p> <p>d. Aquaculture⁽⁶⁾ involving the housing of tanks - 20m</p> <p>e. Community residence⁽¹⁶⁾ - 20m</p> <p>f. Cropping⁽¹⁹⁾ (buildings only) - 10m</p> <p>g. Intensive horticulture⁽⁴⁰⁾ - 10m</p> <p>h. Permanent plantations⁽⁵⁹⁾ - 25m</p> <p>i. Rural Industry⁽⁷⁰⁾ - 20m</p> <p>j. Rural workers' accommodation⁽⁷¹⁾ - 40m</p> <p>k. Short-term accommodation⁽⁷⁷⁾ - 40m</p> <p>l. Wholesale nursery⁽⁸⁹⁾ - 10m</p> <p>m. Veterinary services⁽⁸⁷⁾ - 10m.</p>
Car parking	
<p>PO9</p> <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>E9</p> <p>On-site car parking is provided in accordance with Schedule 7 - Car parking.</p>
Noise	
<p>PO10</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 example provided.</p>
<p>PO11</p>	<p>E11.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise</p>

7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<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"> a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. <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>E11.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
<p>Hazardous Chemicals</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 '<i>State Planning Policy Guideline - Guidance on development involving hazardous chemicals</i>'.</p> <p>Terms used in this section are defined in '<i>State Planning Policy Guideline - Guidance on development involving hazardous chemicals</i>'.</p>	
<p>PO12</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>E12.1</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> <ol style="list-style-type: none"> a. For any hazard scenario involving the release of gases or vapours: <ol style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion:

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
	<p data-bbox="842 293 1206 383"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. </p> <p data-bbox="778 465 1471 562"> If criteria E12.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5×10^{-6}/year. </p> <hr/> <p data-bbox="778 613 852 645">E12.2</p> <p data-bbox="778 674 1458 801"> 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 data-bbox="778 831 983 862">Dangerous Dose</p> <p data-bbox="778 891 1471 949"> a. For any hazard scenario involving the release of gases or vapours: </p> <p data-bbox="842 978 1458 1099"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. </p> <p data-bbox="778 1160 1449 1191"> b. For any hazard scenario involving fire or explosion: </p> <p data-bbox="842 1220 1206 1310"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. </p> <p data-bbox="778 1391 1471 1487"> If criteria E12.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5×10^{-6}/year. </p> <hr/> <p data-bbox="778 1538 852 1570">E12.3</p> <p data-bbox="778 1599 1471 1695"> 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 data-bbox="778 1724 983 1756">Dangerous Dose</p> <p data-bbox="778 1785 1471 1843"> a. For any hazard scenario involving the release of gases or vapours: </p> <p data-bbox="842 1872 1458 1993"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. </p> <p data-bbox="778 2054 1449 2085"> b. For any hazard scenario involving fire or explosion: </p>

7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
	<p>i. 14kPa overpressure;</p> <p>ii. 12.6kW/m² heat radiation.</p> <p>If criteria E12.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10⁻⁶/year.</p>
<p>PO13</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>E13</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>PO14</p> <p>Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including fire fighting media.</p>	<p>E14</p> <p>Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.</p>
<p>PO15</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>E15.1</p> <p>The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively:</p> <p>a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and</p> <p>b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.</p>
	<p>E15.2</p> <p>The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.</p>
<p>Clearing of Habitat Trees</p> <p>Note - The following development is accepted development as noted in section 1.7.7 Accepted development:</p> <p>Where located anywhere in the Caboolture West local plan area:</p> <ul style="list-style-type: none"> • Clearing of a habitat tree located within an approved development footprint; 	

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> • Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; • Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; • Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence; • Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; • Clearing of a habitat tree in accordance with an existing bushfire management plan previously accepted by Council; • Clearing of a habitat tree associated with maintaining existing open pastures, windbreaks, lawns or created gardens. <p>Note - Definition for Native vegetation is located in Schedule 1 Definitions.</p> <p>Editor's note - Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites – Appendix A</p> <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from ground level is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning Scheme Policy – Environmental Areas and Corridors</p>	
Habitat protection	
<p>PO16</p> <p>a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p> <p>b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</p> <p>c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner</p> <p>Note - Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	<p>No example provided.</p>
Works criteria	
Utilities	

7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO17</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>No example provided.</p>
<p>PO18</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO19</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO20</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>E20.1</p> <p>Where in a sewerage area, the development is connected to a reticulated sewerage system.</p>
	<p>E20.2</p> <p>Where not in a sewerage 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 The Plumbing and Drainage Act 2002.</p>
	<p>E20.3</p> <p>Where not in a sewerage 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 The Plumbing and Drainage Act 2002.</p>
<p>PO21</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>E21.1</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Water 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>E21.2</p>

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
	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 at least 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	
<p>PO22</p> <p>Where required, access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	No example provided.
<p>PO23</p> <p>The layout of the development does not compromise:</p> <ul style="list-style-type: none"> a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. 	<p>E23.1</p> <p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p> <hr/> <p>E23.2</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> <hr/> <p>E23.3</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO24</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E24.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ul style="list-style-type: none"> a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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. <hr/> <p>E24.2</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>

7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
	<p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <hr/> <p>E24.3</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>PO25</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; ensure the orderly and efficient continuation of the active transport network; ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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"> 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 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	<p>No example provided.</p>
Stormwater	
<p>PO26</p>	<p>No example provided.</p>

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<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 and examples.</p> <p>Note - a downstream drainage discharge report may be required to demonstrate achievement of this performance outcome.</p> <p>Note -A watercourse as defined in the Water Act is accepted as a lawful point of discharge providing the drainage discharge from the site does not increase downstream flood levels during the 100 year 1% AEP storm by more than 20mm and any flooding of downstream allotments which are not able to be further subdivided is not increased.</p>	
<p>PO27</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 may be required to demonstrate compliance with this performance outcome.</p>	No example provided.
<p>PO28</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 2 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>	No example provided.
Site works and construction management	
<p>PO29</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	No example provided.
<p>PO30</p> <p>All works on-site are managed to:</p> <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>E30.1</p> <p>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, including but not limited to the following:</p>

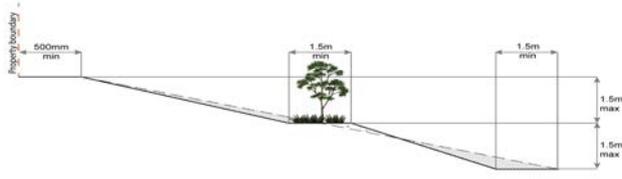
7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<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 streets and their critical root zone.</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>E30.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E30.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>E30.4</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>PO31</p> <p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E31</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO32</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>Note - Refer to Planning scheme policy - Integrated Design for details and examples.</p>	<p>E32.1</p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p> <p>E32.2</p>

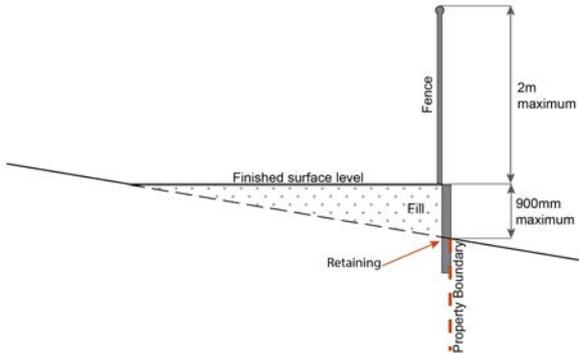
Performance Outcomes	Examples that achieve aspects of the Performance Outcome
	<p>All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing 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> <hr/> <p>E32.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p>
<p>PO33</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E33</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> topsoiled with a minimum compacted thickness of 50 millimetres; grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO34</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E34.1</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> <hr/> <p>E34.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> 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 all native vegetation with a diameter below 400mm is to be chipped and stored on-site.
<p>PO35</p>	<p>No example provided.</p>

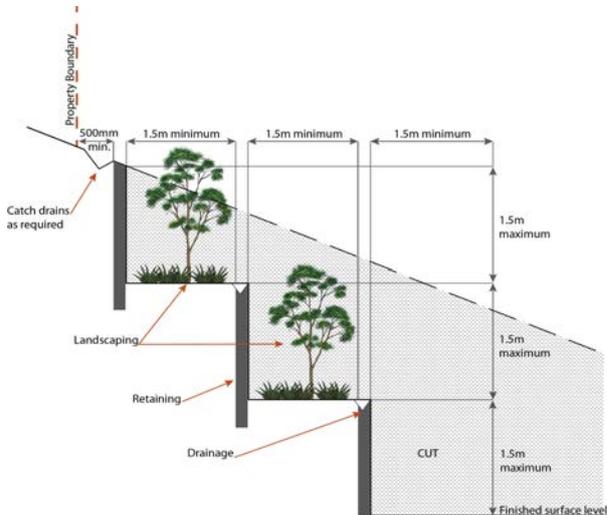
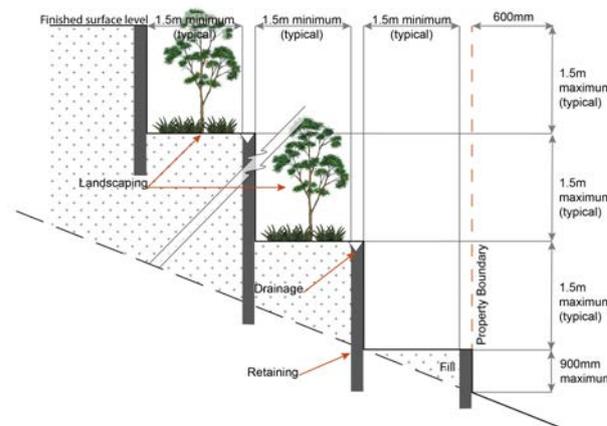
7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<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>	
Earthworks	
<p>PO36</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ol style="list-style-type: none"> the natural topographical features of the site; short and long-term slope stability; soft or compressible foundation soils; reactive soils; low density or potentially collapsing soils; existing fills and soil contamination that may exist on-site; the stability and maintenance of steep rock slopes and batters; the visual impact of the cut (excavation) and fill and impacts on the amenity of adjoining lots (e.g. residential). <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Filling or excavation works are to be completed within six months of the commencement date.</p>	<p>E36.1</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>E36.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E36.3</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>E36.4</p> <p>All filling or excavation is contained within the site.</p> <p>E36.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that required for the necessary approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <p>E36.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
	<p>E36.7</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO37</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E37</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p style="text-align: center;">Figure - Embankment</p> 
<p>PO38</p> <p>On-site earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>E38.1</p> <p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <hr/> <p>E38.2</p> <p>Earthworks that would result in any of the following are not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over the Council or public sector entity maintained service to less than 600mm; an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity maintained infrastructure above that which existed prior to the earthworks being undertaken. <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO39</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - A slope stability report prepared by an RPEQ may be required.</p>	<p>No example provided.</p>
<p>PO40</p>	<p>No example provided.</p>

7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<p>Filling or excavation does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; any clearing of native vegetation. <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>PO41</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>E41</p> <p>Earth retaining structures:</p> <ol style="list-style-type: none"> are not constructed of boulder rocks or timber; where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; <p style="text-align: center;">Figure - Retaining on a boundary</p>  <ol style="list-style-type: none"> 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; 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.

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
	<p style="text-align: center;">Figure - Cut</p>  <p style="text-align: center;">Figure - Fill</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⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or
 - iv. material change of use for outdoor sales⁽⁵⁴⁾, outdoor processing or outdoor storage where involving combustible materials.

AND

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

7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<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>PO42</p> <p>Development incorporates a fire fighting system that:</p> <ol style="list-style-type: none"> satisfies the reasonable needs of the fire fighting entity for the area; is appropriate for the size, shape and topography of the development and its surrounds; is compatible with the operational equipment available to the fire fighting entity for the area; considers the fire hazard inherent in the materials comprising the development and their proximity to one another; considers the fire hazard inherent in the surrounds to the development site; is maintained in effective operating order. <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>E42.1</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 requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:</p> <ol style="list-style-type: none"> in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; 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); 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"> for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6. <p>E42.2</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"> an unobstructed width of no less than 3.5m; an unobstructed height of no less than 4.8m; constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. <p>E42.3</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	Examples that achieve aspects of the Performance Outcome
<p>PO43</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>E43</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ol style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>PO44</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>E44</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>
Use specific criteria	
Animal keeping⁽⁵⁾ for catteries and kennels	

7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO45</p> <p>Development for a cattery and kennel ensures that:</p> <ul style="list-style-type: none"> 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 living precinct; b. it is sufficiently landscaped, fenced and screened in a manner to reduce the visual appearance of buildings, structures, storage and parking areas; 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; d. all building, including runs, are located a minimum 400m from all property boundaries; e. fencing of sufficient height and depth, being a minimum height of 1.8m and minimum depth of 0.2m, is provided to prevent animals escaping. 	<p>No example provided.</p>
Dwelling house ⁽²²⁾	
<p>PO46</p> <p>Development does not result in residential density exceeding more than one Dwelling house⁽²²⁾ per lot.</p>	<p>E46</p> <p>Residential density does not exceed one Dwelling house⁽²²⁾ per lot.</p>
<p>PO47</p> <p>Building height:</p> <ul style="list-style-type: none"> a. is consistent with the low rise built form and open area character and amenity values anticipated in the Rural living precinct; b. does not unduly impact on access to sunlight, overshadowing or privacy experienced by adjoining properties; c. is not visually dominant or overbearing. 	<p>E47</p> <p>Building height for a Dwelling house⁽²²⁾ does not exceed:</p> <ul style="list-style-type: none"> a. 8.5m building height for Dwelling houses⁽²²⁾; or b. for domestic outbuildings and free standing carports and garages, building height does not exceed 4m.
<p>PO48</p> <p>Building setback:</p>	<p>E48</p> <p>Building setbacks are as follows:</p> <p>Where a Dwelling house⁽²²⁾ or domestic outbuildings is less than 3m in height:</p>

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<p>a. is sufficient to minimise overlooking and maintain privacy of adjoining properties;</p> <p>b. creates sufficient separation to ensure buildings are not visually dominant or overbearing with respect to the low density character and amenity anticipated in the Rural living precinct.</p>	<p>a. road boundary - 6m</p> <p>b. side boundary - 1.5m</p> <p>c. rear boundary - 1.5m.</p> <p>Where a Dwelling house⁽²²⁾ or domestic out buildings is greater than 3m and less than 8.5m and 5m respectively in height:</p> <p>a. road boundary - 6m</p> <p>b. side boundary - 4.5m</p> <p>c. rear boundary - 4.5m.</p>
<p>PO49</p> <p>Building on a site:</p> <p>a. reflects the detached, low density, low rise built form and open area environment anticipated in the Rural living precinct;</p> <p>b. does not appear dominant or overbearing;</p> <p>c. provides generous open areas around buildings for useable private open space, and protects existing vegetation.</p>	<p>E49</p> <p>Site cover of all buildings and structures does not exceed:</p> <p>a. on lots equal to or less than 1 ha, 15% of the site or 750m², whichever is the lesser.</p> <p>b. on lots greater than 1 ha, 10% of the site or 1500m², whichever is the lesser.</p>
<p>PO50</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>a. not be subject to a development constraint such as, but not limited to, bushfire, flood, waterway setbacks and significant vegetation;</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>E50</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>
Dwelling house⁽²²⁾ where including a secondary dwelling	
<p>PO51</p> <p>Dwelling house⁽²²⁾ where including a secondary dwelling:</p> <p>a. remains subordinate to the principal dwelling;</p>	<p>E51</p> <p>Dwelling house⁽²²⁾ where including a secondary dwelling:</p> <p>a. has a maximum GFA of 100m².</p>

7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<p>b. has a maximum GFA of 100m².</p> <p>c. retains its connection with the principal dwelling by:</p> <ul style="list-style-type: none"> i. avoiding the establishment of a separate access; ii. being located within 50m of the principal Dwelling house⁽²²⁾. <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. obtains access from the existing driveway giving access to the Dwelling house⁽²²⁾.</p> <p>c. is located within 50m from the principal Dwelling house⁽²²⁾.</p>
Home based business ⁽³⁵⁾	
<p>PO52</p> <p>Home based business(s)⁽³⁵⁾:</p> <ul style="list-style-type: none"> a. is subordinate in size and function to the primary use on the site being a permanent residence; b. are of a scale and intensity that does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings; c. store no more heavy vehicles, trailer and motor vehicle on-site, as follows: <ul style="list-style-type: none"> i. 1 heavy vehicle; ii. 1 trailer; iii. Up to 3 motor vehicles. d. results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding low density, low built form and open area character and amenity anticipated in the Rural living precinct; e. are suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised; f. sufficiently separated from adjoining properties so development does not result in adverse visual, noise, or nuisance impacts on adjoining residents. 	<p>E52.1</p> <p>The Home based business(s)⁽³⁵⁾, including any storage, are fully enclosed within a dwelling or on-site structure.</p> <hr/> <p>E52.2</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> <hr/> <p>E52.3</p> <p>The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows:</p> <ul style="list-style-type: none"> i. 1 heavy vehicle; ii. 1 trailer; iii. Up to 3 motor vehicles. <hr/> <p>E52.4</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>Planting for screening is to have a minimum depth of 3m.</p> <hr/> <p>E52.5</p>

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
	Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.
<p>PO53</p> <p>The hours of operation for Home based business(s)⁽³⁵⁾ are managed so that the activity does not adversely impact on the low intensity character and amenity anticipated in the Rural living precinct.</p>	<p>E53</p> <p>Hours of operation to be restricted to 8am to 6pm Monday to Friday, except for:</p> <ul style="list-style-type: none"> a. bed and breakfast or farm stay business which may operate on a 24 hour basis, b. office or administrative activities that do not generate non-residents visiting the site such as book keeping and computer work, and c. starting and warming up of heavy vehicles, which can commence at 7.00am.
<p>PO54</p> <p>Home based business⁽³⁵⁾ does not result in:</p> <ul style="list-style-type: none"> a. an adverse visual, odour, particle drift or noise nuisance impact on the residents in adjoining or nearby dwellings; b. an adverse impact upon the low intensity and open area character and amenity anticipated in the locality; c. the establishment of vehicle servicing or major repairs, spray painting, panel beating or any environmentally relevant activity (ERA). 	<p>E54.1</p> <p>The use does not involve heavy vehicle servicing or major repairs, including spray painting or panel.</p> <p>E54.2</p> <p>Home based business(s)⁽³⁵⁾ do not comprise an environmentally relevant activity (ERA) as defined in the <i>Environmental Protection Regulation 2008</i>.</p> <p>E54.3</p> <p>Home based business(s)⁽³⁵⁾ do not generate noise that is audible from the boundary of the site.</p>
<p>PO55</p> <p>On-site display and sales of goods is limited to the activities being undertaken from the site and does not result in:</p> <ul style="list-style-type: none"> a. the display and sale of goods being viewed from outside of the site; b. overall development on the site having a predominantly commercial appearance. 	<p>E55.1</p> <p>Only goods grown, produced or manufactured on-site are sold from the site.</p> <p>E55.2</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>PO56</p> <p>Bed and breakfast and farmstays are of a size and scale that:</p>	<p>E56</p> <p>For bed and breakfast and farmstays-</p> <ul style="list-style-type: none"> a. Short-term accommodation⁽⁷⁷⁾ is provided in the Dwelling house⁽²²⁾ of the accommodation operator.

7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> a. are consistent with the low intensity, open area character and amenity of the rural residential area; b. ensures acceptable levels of privacy and amenity for the residents in adjoining or nearby dwellings. 	<ul style="list-style-type: none"> b. maximum 4 bedrooms are provided for a maximum of 10 guests. c. meals are served to paying guests only d. rooms do not contain food preparation facilities.
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO57</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"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E57.1</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"> a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. <p>E57.2</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>PO58</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E58</p> <p>Access control arrangements:</p> <ul style="list-style-type: none"> a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
<p>PO59</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"> a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	<p>E59</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>
Outdoor sport and recreation⁽⁵⁵⁾	
<p>PO60</p> <p>Development will:</p>	<p>E60.1</p> <p>Site cover of all buildings and structures does not exceed 10%.</p>

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<p>a. maintain the open and unbuilt character of a site, uncluttered by building and maintaining the availability of a site for unobstructed outdoor recreational use;</p> <p>b. ensure that buildings and structures are not overbearing, visually dominant or out of character with the surrounding built environment nor detract from the amenity of adjoining land;</p> <p>c. ensure buildings and structures do not result in overlooking of private areas when adjoining residential areas, or block or impinge upon the receipt of natural sunlight and outlook;</p> <p>d. be designed in accordance with the principles of Crime Prevention Through Environment Design (CPTED) to achieve a high level of safety, surveillance and security;</p> <p>e. incorporate appropriate design response, relative to size and function of buildings, that acknowledge and reflect the region's sub-tropical climate;</p> <p>f. reduce the visual appearance of building bulk through:</p> <ul style="list-style-type: none"> i. design measures such as the provision of meaningful recesses and projections through the horizontal and vertical plane; ii. use of a variety of building materials and colours; iii. use of landscaping and screening. <p>g. achieves the design principles outlined in Planning scheme policy - Integrated Design.</p>	<p>E60.2</p> <p>All buildings and structures are setback a minimum of 10m from all property boundaries.</p> <hr/> <p>E60.3</p> <p>The maximum height of all buildings and structures is 8.5m.</p> <hr/> <p>E60.4</p> <p>Outdoor storage areas are screened from adjoining sites and roads by either planting, wall(s), fence(s) or a combination thereof at least 1.8m in height along the length of the storage area.</p>
<p>PO61</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	<p>No example provided.</p>
<p>Permanent plantation ⁽⁵⁹⁾</p>	
<p>PO62</p> <p>Planting for Permanent plantation⁽⁵⁹⁾ purposes:</p>	<p>E62</p> <p>Planting only comprises native species endemic to the area.</p>

7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> a. only comprises native species endemic to the area; b. is sufficiently set back from property boundaries to avoid adverse impacts on adjoining properties such as shading, fire risk, health and safety. 	
Roadside stall ⁽⁶⁸⁾	
<p>PO63</p> <p>A Roadside stall⁽⁶⁸⁾:</p> <ul style="list-style-type: none"> a. comprises only one Roadside stall⁽⁶⁸⁾ per property; b. only offers goods grown, produced or manufactured on the site; c. is of a size and in a location that will not result in nuisance, or have a significant adverse impact on the amenity, for residents on adjoining and surrounding properties. 	<p>E63</p> <p>For a roadside stall⁽⁶⁸⁾:</p> <ul style="list-style-type: none"> a. no more than one Roadside stall⁽⁶⁸⁾ per property; b. goods offered for sale are only goods grown, produced or manufactured on the site; c. the maximum area associated with a Roadside stall⁽⁶⁸⁾, including any larger separate items displayed for sale, does not exceed 20m².
<p>PO64</p> <p>A Roadside stall⁽⁶⁸⁾ is designed and located to:</p> <ul style="list-style-type: none"> a. ensure safe and accessible access, egress and on-site parking; b. ensure safe and efficient functioning of roads. 	<p>E64</p> <p>Roadside stall⁽⁶⁸⁾:</p> <ul style="list-style-type: none"> a. obtains vehicle access from a road classified as a major street (refer Figure 7.2.3.2 - Movement, major streets); b. provide car parking for 2 vehicles off the road carriage and located on the property; c. is located no closer than 100m from an intersection.
Rural industry ⁽⁷⁰⁾	
<p>PO65</p> <p>Rural industry⁽⁷⁰⁾:</p> <ul style="list-style-type: none"> a. adopt construction materials and use of colour for buildings and structures are visually compatible with the rural residential character and amenity; b. is of a size, scale and design that is not visually dominant, overbearing and inconsistent with the low intensity built form and open area character and amenity of the rural residential environment. 	<p>No example provided</p>
Rural workers' accommodation ⁽⁷¹⁾	

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO66</p> <p>Rural workers' accommodation⁽⁷¹⁾:</p> <ol style="list-style-type: none"> provide quarters only for staff employed to work the land for rural purposes; 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 living precinct; is screened and landscaped in a manner so it is not visible from a road; does not result in adverse visual or noise nuisance on the residents in adjoining or nearby dwellings. 	<p>E66</p> <p>Rural workers' accommodation⁽⁷¹⁾:</p> <ol style="list-style-type: none"> no more than 1 Rural workers' accommodation⁽⁷¹⁾ per lot; Rural workers' accommodation⁽⁷¹⁾ are contained within 1 structure; no more than 12 rural workers are accommodated; obtains access from the existing driveway giving access to the Dwelling house⁽²²⁾; are located within 20m of the Dwelling house⁽²²⁾.
Sales office ⁽⁷²⁾	
<p>PO67</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and retain a physical connection to land or building being displayed or sold.</p>	<p>E67</p> <p>Development is carried out for no longer than 2 years.</p>
Short-term accommodation ⁽⁷⁷⁾	
<p>PO68</p> <p>Development associated Short-term accommodation⁽⁷⁷⁾:</p> <ol style="list-style-type: none"> 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; 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; 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 living precinct; provides suitable open space, buildings and facilities that meet the recreational, social and amenity needs of people staying on-site; provides landscape buffer along adjoining property boundaries to fully screen activities occurring on the site. 	<p>No example provided.</p>

7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<p>Telecommunications facility ⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities ⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO69</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E69.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>E69.2</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>PO70</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E70</p> <p>A minimum of 45m² 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>PO71</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E71</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>PO72</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ol style="list-style-type: none"> high quality design and construction; visually integrated with the surrounding area; not visually dominant or intrusive; located behind the main building line; below the level of the predominant tree canopy or the level of the surrounding buildings and structures; camouflaged through the use of colours and materials which blend into the landscape; treated to eliminate glare and reflectivity; 	<p>E72.1</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>E72.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E72.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p>

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>a. reduce recognition in the landscape;</p> <p>b. reduce glare and reflectivity.</p> <p>E72.4</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>E72.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>E72.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO73</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>E73</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>PO74</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>E74</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p>Wholesale nursery⁽⁸⁹⁾</p>	
<p>PO75</p> <p>Buildings and activities associated with a Wholesale nursery⁽⁸⁹⁾:</p>	<p>No example provided.</p>

7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> a. ensures the propagation of plants, whether or not in the open, occur without loss of amenity to adjacent properties; b. do not result in any form of environmental degradation, including, but not limited to, soil degradation, pollution of natural water courses and introduction of exotic plant species into the natural on-site or adjoining flora; c. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; d. have vehicle access from a road classified as a major street (refer Figure 7.2.3.2 - Movement, major streets). 	
Veterinary services ⁽⁸⁷⁾	
<p>PO76</p> <p>Buildings and activities associated with Veterinary services⁽⁸⁷⁾:</p> <ul style="list-style-type: none"> a. are for veterinary care, surgery and treatment of animals only; and b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; c. have vehicle access from a road classified as a major street (refer Figure 7.2.3.2 - Movement, major streets). 	No example provided.
Winery ⁽⁹⁰⁾	
<p>PO77</p> <p>Buildings and activities associated with Winery⁽⁹⁰⁾:</p> <ul style="list-style-type: none"> a. are for a Winery⁽⁹⁰⁾ and ancillary activities only. Uses not affiliated with Winery⁽⁹⁰⁾ activities, or the sale of products produced or manufactured on-site, are avoided; b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; c. have vehicle access from a road classified as a major street (refer Figure 7.2.3.2 - Movement, major streets). 	No example provided.
Values and constraints criteria	

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<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>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)</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>PO78</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p> <ol style="list-style-type: none"> is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; protects the environmental and ecological values and health of receiving waters; protects buildings and infrastructure from the effects of acid sulfate soils. 	<p>E78</p> <p>Development does not involve:</p> <ol style="list-style-type: none"> excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.
<p>Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)</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>PO79</p> <p>Development:</p> <ol style="list-style-type: none"> minimises the number of buildings and people working and living on a site exposed to bushfire risk; ensures the protection of life during the passage of a fire front; is located and designed to increase the chance of survival of buildings and structures during a bushfire; minimises bushfire risk from build up of fuels around buildings and structures. 	<p>E79</p> <p>Buildings and structures have contained within the site:</p> <ol style="list-style-type: none"> 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; 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; A separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures;

7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
	<p>d. An area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and</p> <p>e. An access path suitable for use by a standard fire fighting applicant having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%:</p> <ul style="list-style-type: none"> i. To, and around, each building and other roofed structure; and ii. To each fire fighting water supply extraction point. <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>PO80</p> <p>Development and associated driveways and access ways:</p> <ul style="list-style-type: none"> a. avoid potential for entrapment during a bushfire; b. ensure safe and effective access for emergency services during a bushfire; c. enable safe evacuation for occupants of a site during a bushfire. 	<p>E80</p> <p>A length of driveway:</p> <ul style="list-style-type: none"> a. to a road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
<p>PO81</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E81</p> <ul style="list-style-type: none"> 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. b. Where not connected to a reticulated water supply or a pressure and flow stated above is not available, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. c. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access is provided to within 3m of that water storage source. d. Where a tank is the nominated on-site fire fighting water storage source, it includes:

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
	<ul style="list-style-type: none"> i. a hardstand area allowing medium rigid vehicles (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines.
<p>PO82</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not present unacceptable risk to people or environment due to the impact of bushfire on dangerous goods or combustible liquids; b. does not present danger or difficulty to emergency services for emergency response or evacuation. <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>E82</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</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>PO83</p> <p>Development will:</p> <ul style="list-style-type: none"> a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; 	<p>E83</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>

7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided. 	
<p>PO84</p> <p>Demolition and removal is only considered where:</p> <ul style="list-style-type: none"> a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	<p>No example provided.</p>
<p>PO85</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 example provided.</p>
<p>Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO86</p> <p>Development within a High voltage electricity line buffer:</p> <ul style="list-style-type: none"> a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>E86</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>
<p>PO87</p> <p>Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations⁽⁸⁰⁾ to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields.</p>	<p>E87</p> <p>Habitable rooms:</p>

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>a. are not located within an Electricity supply substation buffer; and</p> <p>b. proposed on a site subject to an Electricity supply substation⁽⁸⁰⁾ are acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO88</p> <p>Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation⁽⁸⁰⁾ 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 an 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 example provided.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO89</p> <p>Development:</p> <p>a. minimises the risk to persons from overland flow;</p> <p>b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.</p>	<p>No example provided.</p>
<p>PO90</p> <p>Development:</p> <p>a. maintains the conveyance of overland flow predominantly unimpeded through the premises</p>	<p>No example provided.</p>

7 Local plans

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<p>for any event up to and including the 1% AEP for the fully developed upstream catchment;</p> <p>b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO91</p> <p>Development does not:</p> <p>a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level;</p> <p>b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.</p> <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO92</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>E92</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>PO93</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>E93</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>PO94</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>E94.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <p>a. Urban area – Level III;</p>

Performance Outcomes	Examples that achieve aspects of the Performance Outcome
<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. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V.</p> <p>E94.2</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>PO95</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <p>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</p> <p>b. an overland flow path where it crosses more than one premises;</p> <p>c. inter-allotment drainage infrastructure.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO96</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <p>a. public benefit and enjoyment is maximised;</p> <p>b. impacts on the asset life and integrity of park structures is minimised;</p> <p>c. maintenance and replacement costs are minimised.</p>	<p>E96</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>

7 Local plans

7.2.3.6 Interim uses code

7.2.3.6.1 Application - Interim uses

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

7.2.3.6.2 Purpose - Interim uses

1. The purpose of the Interim uses code will be achieved through the following overall outcomes:
 - a. Development is to maintain a semi-rural character until such time as infrastructure is delivered and relevant site specific constraints are resolved.
 - b. Development will consist of interim uses on large lots.
 - c. Interim uses are appropriate where they:
 - i. would be compatible with the existing semi-rural character;
 - ii. would not prejudice or delay the development of the site and adjoining areas for urban purposes;
 - iii. are low intensity in nature and characterised by low investment in buildings and infrastructure relative to the value of the site.
 - d. Residential activities consist of detached Dwelling houses⁽²²⁾ or Caretaker's accommodation⁽¹⁰⁾, predominantly on large lots.
 - e. The character and scale of Dwelling houses⁽²²⁾ are compatible with the intended character for the area.
 - f. Secondary dwellings associated with a principal dwelling, remain subordinate and ancillary to the principal dwelling to retain the low density, low intensity, residential form of a Dwelling house⁽²²⁾.
 - g. Garages, car ports and domestic outbuildings remain subordinate and ancillary to the principal dwelling and are located and designed to reduce amenity impacts on the streetscape and adjoining properties.
 - h. Dwelling houses⁽²²⁾ are designed to add visual interest and contribute to an attractive streetscape and public realm.
 - i. Dwelling houses⁽²²⁾ are provided with infrastructure and services at a level suitable for the area.
 - j. Dwelling houses⁽²²⁾ are responsive to the lot shape, dimensions and topographic features.
 - k. Non-residential uses do not result in adverse or nuisance impacts on adjoining properties or the wider environment. Any adverse or nuisance impacts are contained and internalised to the site through location, design, operation and on-site management practices.

- I. General works associated with the development achieves the following:
 - i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services are provided to new development to meet the current and future needs of users of the site;
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- m. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- n. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.
- o. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- p. Development ensures the safety, efficiency and useability of the street network, access ways and parking areas.
- q. Development does not result in unacceptable impacts on the capacity and safety of the external road network.
- r. Development constraints:
 - i. Development responds to overlay mapping with regards to Acid sulphate soils, Bushfire hazard, Infrastructure buffers (High voltage lines, bulk water supply), Overland flow path, and Heritage and landscape by:
 - A. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment;
 - B. providing appropriate separation distances, buffers and mitigation measures along the high voltage transmission line and bulk water supply infrastructure as well as promoting the ongoing viability, operation, maintenance and safety of infrastructure;
 - C. protecting historic and cultural values of significant places and buildings of heritage and cultural significance;
 - D. ensuring effective and efficient disaster management response and recovery capabilities;
 - E. for overland flow path;
 - I. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - II. development is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - III. development does not impact on the conveyance of overland flow up to and including the overland flow defined flood event;
 - IV. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
- s. Interim development may involve one or more of the following:

7 Local plans

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ (excluding catteries and kennels) • Aquaculture⁽⁶⁾ (if water area associated with ponds and dams are less than 200m² or housed tanks less than 50m²) • Community residence⁽¹⁶⁾ • Cropping⁽¹⁹⁾, where not forestry for wood production 	<ul style="list-style-type: none"> • Dwelling house⁽²²⁾ • Emergency services⁽²⁵⁾ • Environment facility⁽²⁶⁾ • Home based business⁽³⁵⁾ • Intensive horticulture⁽⁴⁰⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Outdoor sport and recreation⁽⁵⁵⁾ (if located on Council owned or controlled land and in accordance with a Council approved Master Plan or Land Management Plan) 	<ul style="list-style-type: none"> • Roadside stall⁽⁶⁸⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Veterinary services⁽⁸⁷⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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t. Interim development does not involve one or more of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Caretaker's accommodation⁽¹⁰⁾ • Car wash⁽¹¹⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ 	<ul style="list-style-type: none"> • High impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • Landing⁽⁴¹⁾ • Low impact industry⁽⁴²⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling⁽⁴⁹⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Office⁽⁵³⁾ 	<ul style="list-style-type: none"> • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Rooming accommodation⁽⁶⁹⁾ • Service industry⁽⁷³⁾ • Service station⁽⁷⁴⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾
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<ul style="list-style-type: none"> • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ 	<ul style="list-style-type: none"> • Outdoor sales⁽⁵⁴⁾ • Parking station⁽⁵⁸⁾ 	<ul style="list-style-type: none"> • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Warehouse⁽⁸⁸⁾
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- u. Development not listed in the tables above may be considered on its merit and where it supports the outcomes of the code.

7.2.3.6.3 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out Part A, Table 7.2.3.6.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 7.2.3.6.1, it becomes assessable development under the rules outlined in section 5.3.3.(1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding PO
RAD1	PO4
RAD2	PO6
RAD3	PO5
RAD4	PO7
RAD5	PO8
RAD6	PO9
RAD7	PO10
RAD8	PO11-PO14
RAD9	PO11-PO14
RAD10	PO15
RAD11	PO18
RAD12	PO19-PO24
RAD13	PO22
RAD14	PO23
RAD15	PO28
RAD16	PO28
RAD17	PO30
RAD18	PO34
RAD19	PO35
RAD20	PO37

7 Local plans

Requirements for accepted development (RAD)	Corresponding PO
RAD21	PO39
RAD22	PO40
RAD23	PO37
RAD24	PO41, PO44-PO45
RAD25	PO41
RAD26	PO43
RAD27	PO47
RAD28	PO47
RAD29	PO47
RAD30	PO48
RAD31	PO49
RAD32	PO51
RAD33	PO51
RAD34	PO51
RAD35	PO52
RAD36	PO54
RAD37	PO54
RAD38	PO54
RAD39	PO55
RAD40	PO54
RAD41	PO54
RAD42	PO54
RAD43	PO56
RAD44	PO56
RAD45	PO57
RAD46	PO57
RAD47	PO58
RAD48	PO63
RAD49	PO63
RAD50	PO63
RAD51	PO63
RAD52	PO63
RAD53	PO63
RAD54	PO65

Requirements for accepted development (RAD)	Corresponding PO
RAD55	PO67
RAD56	PO68
RAD57	PO66, PO69
RAD58	PO69
RAD59	PO69
RAD60	PO69
RAD61	PO71
RAD62	PO74
RAD63	PO74
RAD64	PO75
RAD65	PO76
RAD66	PO77
RAD67	PO78
RAD68	PO79
RAD69	PO80
RAD70	PO80
RAD71	PO81
RAD72	PO81
RAD73	PO82-PO84, PO86-PO88
RAD74	PO82-PO84, PO86-PO88
RAD75	PO82-PO84
RAD76	PO85
RAD77	PO89

Part A — Requirements for accepted development - Interim uses

Table 7.2.3.6.1 Requirements for accepted development - Interim uses

Requirements for accepted development	
General requirements	
Building height	
RAD1	Building height and all structures do not exceed the height identified on Overlay map - Building heights.
Setbacks	
RAD2	Buildings and structures associated with the following uses are setback from all lot boundaries as follows: <ul style="list-style-type: none"> a. Animal husbandry⁽⁴⁾ (buildings only) - 10m;

7 Local plans

Requirements for accepted development	
	<ul style="list-style-type: none"> b. Cropping⁽¹⁹⁾ (buildings only) - 10m; c. Animal keeping⁽⁵⁾, excluding catteries and kennels - 20m; d. Cropping⁽¹⁹⁾ (buildings only) - 10m; e. Intensive horticulture⁽⁴⁰⁾ - 10m; f. Non-resident workforce accommodation⁽⁵²⁾ - 40m; g. Rural Industry⁽⁷⁰⁾ - 20m; h. Wholesale nursery⁽⁸⁹⁾ - 10m; i. Winery⁽⁹⁰⁾ (buildings only) - 10m; j. Veterinary services⁽⁸⁷⁾ - 10m.
RAD3	<p>Unless specified elsewhere in the code, all other buildings and structures are setback:</p> <ul style="list-style-type: none"> a. Road frontage - 6m minimum; b. Side and Rear - 4.5m minimum. <p>Note - For a Dwelling house⁽²²⁾ where located in a bushfire hazard area (see Overlay map - Bushfire hazard) a greater setback may be required. See values and constraints requirements Bushfire hazard.</p> <p>Note - This provision doe not apply where a development footprint exists for a lot.</p>
Development footprint	
RAD4	Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within that development footprint.
Building on sloping land	
RAD5	<p>Building and site design on slopes between 10% and 15%:</p> <ul style="list-style-type: none"> a. use split-level, multiple-slab, pier or pole construction; b. avoid single-plane slabs and benching; and c. ensure the height of any cut or fill, whether retained or not does not exceed 900mm. <p>Note - This does not apply to outbuildings or building work.</p>
Lighting	
RAD6	<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>

Requirements for accepted development	
Car parking	
RAD7	On-site car parking is provided in accordance with Schedule 7 - Car parking.
Hazardous Chemicals	
RAD8	All development that involves the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.1 Quantity thresholds for hazardous chemicals stored as accepted development subject to requirements complies with Table 9.0.3 Hazardous chemicals.
RAD9	Development does not involve the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.2 Hazardous chemicals assessable thresholds.
Waste treatment	
RAD10	All concentrated animal use areas (e.g. sheds, pens, holding yards, stables) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.
Clearing of Habitat Trees	
<p>Note - The following development is accepted development as noted in section 1.7.7 Accepted development:</p> <p>Where located anywhere in the Caboolture West local plan area:</p> <ul style="list-style-type: none"> • Clearing of habitat tree located within an approved development footprint; • Clearing of habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; • Clearing of habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; • Clearing of habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence; • Clearing of habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; • Clearing of habitat tree in accordance with an existing bushfire management plan previously accepted by Council; • Clearing of habitat tree associated with maintaining existing open pastures, windbreaks, lawns or created gardens; • Grazing of native pasture by stock. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from ground level is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning Scheme Policy – Environmental Areas and Corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>	
RAD11	Clearing does not involve any habitat trees.
Works requirements	
Utilities	
RAD12	Where available, the development is connected to: <ul style="list-style-type: none"> a. an existing reticulated electricity supply; b. telecommunications and broadband; c. reticulated sewerage;

7 Local plans

Requirements for accepted development	
	<p>d. reticulated water;</p> <p>e. constructed and dedicated road.</p>
RAD13	<p>Where not in a seweraged 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>
RAD14	<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 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>
Access	
RAD15	<p>Site access and driveways are located and designed in accordance with AS/NZS2890.1 section 3.</p>
RAD16	<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>
Stormwater	
RAD17	<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 in accordance with Planning scheme policy - Integrated design.</p>
Site works and construction management	
RAD18	<p>The site and any existing structures are to be maintained in a tidy and safe condition.</p>
RAD19	<p>Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines and Planning scheme policy - Integrated design.</p>
RAD20	<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).</p>
RAD21	<p>All 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>
RAD22	<p>Any damage to council land or infrastructure is to be repaired or replaced, with the same materials prior to plan sealing or final building classification.</p>
RAD23	<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>
Earthworks	
RAD24	<p>The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>

Requirements for accepted development

RAD25	<p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <p style="text-align: center;">Figure - Cut and fill</p> <p style="text-align: center;">Note - This is site earthworks not building work.</p>
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RAD26	<p>Earthworks do not result in:</p> <ul style="list-style-type: none"> a. a reduction in cover over any Council or public sector entity infrastructure of less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken. <p style="text-align: center;">Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
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Fire services

Note - The provisions under this heading only apply if:

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

AND

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

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

RAD27	<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 style="text-align: center;">Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</p>
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7 Local plans

Requirements for accepted development	
	<ul style="list-style-type: none"> a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: <ul style="list-style-type: none"> i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
RAD28	<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> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
RAD29	<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>
RAD30	<p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level;

Requirements for accepted development											
	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.										
RAD31	<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>										
Use specific requirements											
Dwelling house ⁽²²⁾ - Secondary dwelling											
RAD32	<p>The siting and design of dwellings ensures that the secondary dwelling is:</p> <ol style="list-style-type: none"> not located in front of the primary dwelling; annexed to (adjoining, below or above) or located within 10.0m of the primary dwelling (excluding domestic outbuildings). 										
RAD33	No more than 1 secondary dwelling is located on an allotment.										
RAD34	The GFA of the secondary dwelling does not exceed 100m ² GFA.										
Dwelling house ⁽²²⁾ - Domestic outbuildings											
RAD35	<p>Domestic outbuildings:</p> <ol style="list-style-type: none"> have a maximum GFA as outlined below: <table border="1" data-bbox="268 1384 624 1655"> <thead> <tr> <th>Size of lot</th> <th>Max. GFA</th> </tr> </thead> <tbody> <tr> <td>Less than 600m²</td> <td>50m²</td> </tr> <tr> <td>600m² - 1000m²</td> <td>70m²</td> </tr> <tr> <td>>1000m² – 2000m²</td> <td>80m²</td> </tr> <tr> <td>Greater than 2000m²</td> <td>150m²</td> </tr> </tbody> </table> <p>Note - Building Work is excluded from the GFA calculations.</p> <ol style="list-style-type: none"> have a maximum building height of 4m; are located behind the main building line and not within primary or secondary frontage setbacks. 	Size of lot	Max. GFA	Less than 600m ²	50m ²	600m ² - 1000m ²	70m ²	>1000m ² – 2000m ²	80m ²	Greater than 2000m ²	150m ²
Size of lot	Max. GFA										
Less than 600m ²	50m ²										
600m ² - 1000m ²	70m ²										
>1000m ² – 2000m ²	80m ²										
Greater than 2000m ²	150m ²										
Home based business ⁽³⁵⁾											
RAD36	Home based business(s) ⁽³⁵⁾ are fully contained within a dwelling or on-site structure, except for a home based child care facility.										
RAD37	The maximum total use area is 100m ² .										

7 Local plans

Requirements for accepted development	
RAD38	<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>
RAD39	<p>Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday, except for:</p> <ol style="list-style-type: none"> bed and breakfast or farmstay business which may operate on a 24 hour basis; office or administrative activities that do not generate non-residents visiting the site, such as book keeping and computer work.
RAD40	<p>The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows:</p> <ol style="list-style-type: none"> 1 heavy vehicle; 1 trailer; Up to 3 motor vehicles. <p>Note - The car parking provision associated with the Dwelling house⁽²²⁾ is in addition to this requirement.</p> <p>Note - The number of motor vehicles stated is in addition to motor vehicles associated with a Dwelling house⁽²²⁾.</p>
RAD41	<p>Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), fence(s) or a combination at least 1.8m in height along the length of those areas.</p> <p>Note - Planting for screening is to have a minimum depth of 3m.</p>
RAD42	<p>Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.</p>
RAD43	<p>The use does not involve vehicle servicing or major repairs, including spray painting or panel beating.</p> <p>Note - Vehicle servicing excludes general maintenance of a vehicle such as, but not limited to, changing engine fluids, filters and parts such as batteries and plugs.</p>
RAD44	<p>The use is not an environmentally relevant activity (ERA) as defined in the <i>Environmental Protection Regulation 2008</i>.</p>
RAD45	<p>Only goods grown, produced or manufactured on-site are sold from the site.</p>
RAD46	<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 boundary of the site.</p>
RAD47	<p>For bed and breakfast and farmstays:</p> <ol style="list-style-type: none"> overnight accommodation is provided in the Dwelling house⁽²²⁾ of the accommodation operator. maximum 4 bedrooms are provided for a maximum of 10 guests.

Requirements for accepted development	
	<p>c. meals are served to paying guests only.</p> <p>d. rooms do not contain food preparation facilities.</p> <p>Note - RAD33 - RAD43 above do not apply to Home based business⁽³⁵⁾.</p>
Roadside stalls ⁽⁶⁸⁾	
RAD48	No more than one Roadside stall ⁽⁶⁸⁾ per property.
RAD49	Goods offered for sale are only goods grown, produced or manufactured on the site.
RAD50	The maximum area associated with a Roadside stall ⁽⁶⁸⁾ , including any larger separate items displayed for sale, does not exceed 20m ² .
RAD51	<p>The Roadside stall⁽⁶⁸⁾ obtains vehicle access from a road classified as an arterial or sub-arterial.</p> <p>Note - Refer to Overlay map - Road hierarchy for road classification.</p>
RAD52	Car parking for 2 vehicles is provided off the road carriage and located on the property.
RAD53	The Roadside stall ⁽⁶⁸⁾ is located no closer than 100m from an intersection.
Sales office ⁽⁷²⁾	
RAD54	A Sales office ⁽⁷²⁾ is located on the site for no longer than 2 years.
Telecommunications facility ⁽⁸¹⁾	
<p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
RAD55	A minimum of 45m ² is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
RAD56	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.
RAD57	<p>Equipment shelters and associated structures are located:</p> <ol style="list-style-type: none"> directly beside the existing equipment shelter and associated structures; behind the main building line; further away from the frontage than the existing equipment shelter and associated structures; 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.
RAD58	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD59	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.

7 Local plans

Requirements for accepted development																									
RAD60	<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>																								
RAD61	<p>All equipment comprising the telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>																								
Winery⁽⁹⁰⁾																									
RAD62	<p>The maximum use area including all buildings, structures, driveways and parking areas is 1500m².</p>																								
RAD63	<p>The Winery⁽⁹⁰⁾ is accessed from a road classified as a State Arterial, Arterial or Sub-Arterial (refer Overlay map - Road hierarchy for road classification).</p>																								
Values and constraints requirements																									
<p>Note - The relevant values and constraints requirements do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.</p>																									
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)																									
<p>Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m³ and 500m³ respectively.</p>																									
RAD64	<p>Development does not involve:</p> <ol style="list-style-type: none"> excavation or otherwise removing of more than 100m³ of soil or sediment where below 5m Australian Height Datum AHD, or filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m AHD. <table border="1"> <thead> <tr> <th>Surface Elevation</th> <th>Excavation Area</th> <th>Assessable Development</th> <th>Self Assessable Development</th> </tr> </thead> <tbody> <tr> <td>Surface Elevation ≤5m AHD</td> <td>>500m³ (Average depth >0.5m)</td> <td>✓</td> <td>✗</td> </tr> <tr> <td>Surface Elevation ≤5m AHD</td> <td><100m³</td> <td>✓</td> <td>✗</td> </tr> <tr> <td>Surface Elevation >5m and <20m AHD</td> <td>≥100m³</td> <td>✓</td> <td>✗</td> </tr> <tr> <td>Surface Elevation >5m and <20m AHD</td> <td><100m³</td> <td>✗</td> <td>✗</td> </tr> <tr> <td>Surface Elevation ≥20m AHD</td> <td>Excavation area</td> <td>✗</td> <td>✗</td> </tr> </tbody> </table>	Surface Elevation	Excavation Area	Assessable Development	Self Assessable Development	Surface Elevation ≤5m AHD	>500m ³ (Average depth >0.5m)	✓	✗	Surface Elevation ≤5m AHD	<100m ³	✓	✗	Surface Elevation >5m and <20m AHD	≥100m ³	✓	✗	Surface Elevation >5m and <20m AHD	<100m ³	✗	✗	Surface Elevation ≥20m AHD	Excavation area	✗	✗
Surface Elevation	Excavation Area	Assessable Development	Self Assessable Development																						
Surface Elevation ≤5m AHD	>500m ³ (Average depth >0.5m)	✓	✗																						
Surface Elevation ≤5m AHD	<100m ³	✓	✗																						
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Surface Elevation ≥20m AHD	Excavation area	✗	✗																						
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)																									

Requirements for accepted development

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

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

RAD65	<p>Building and structures have contained within the site:</p> <ol style="list-style-type: none"> a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roof structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%; <ol style="list-style-type: none"> i. to, and around, each building and other roofed structures; and ii. to each fire fighting water supply extraction point. <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 AS3959.</p>
RAD66	<p>The length of driveway:</p> <ol style="list-style-type: none"> a. to a public road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
RAD67	<ol style="list-style-type: none"> 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. b. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access to within 3m of that water storage source is provided. c. Where a tank is the nominated on-site fire fighting water storage source, it includes: <ol style="list-style-type: none"> i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 20mm (minimum) to accommodate suction lines.

7 Local plans

Requirements for accepted development	
RAD68	Development does not involve the manufacture or storage of hazardous chemicals.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)	
RAD69	Development is for the preservation, maintenance, repair and restoration of the building, item or object of cultural heritage value.
RAD70	Any maintenance, repair and restoration works are in accordance with Council approval. A cultural heritage construction management plan for maintenance, repair and restoration is prepared in accordance with Planning scheme policy - Heritage and landscape character.
Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following requirements apply)	
RAD71	Except where located on Figure 7.2.3.1 - Caboolture West structure plan or an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.
RAD72	Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a bulk water supply infrastructure buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD73	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.
RAD74	<p>Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>
RAD75	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD76	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.
RAD77	Development for a material change of use or building work for a Park ⁽⁵⁷⁾ ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.

Part B — Criteria for assessable development - Interim uses

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part B, Table 7.2.3.6.2, as well as the purpose statement and overall outcomes.

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

Table 7.2.3.6.2 Assessable development - Interim uses

Performance outcomes	Examples that achieve aspects of the Performance Outcome
General criteria	
Interim uses	
<p>PO1</p> <p>Interim uses:</p> <ul style="list-style-type: none"> a. do not fragment or alienate the land or result in the loss of land for future urban purposes; b. do not prejudice or delay the use of the land for urban purposes. 	No example provided.
<p>PO2</p> <p>Interim uses:</p> <ul style="list-style-type: none"> a. are adequately serviced with necessary infrastructure to meet on-site needs and requirements; b. are of a size and scale that maintains the low density, low intensity and open area landscape character anticipated in the interim; c. are designed, located and operated in a manner that avoids nuisance impacts on adjoining properties; d. requires minimal filling or excavation. Where this occurs, visual impacts are reduced through screening; e. are not visually dominant from the streetscape or adjoining properties; f. utilise materials, finishes and colours that are consistent with existing semi-rural environment. 	No example provided.
Site density	
<p>PO3</p> <p>Development does not result in residential density exceeding more than one Dwelling house⁽²²⁾ per lot.</p>	No example provided
Building height	
<p>PO4</p> <p>The height of buildings:</p>	<p>E4.1</p> <p>Building height for all buildings (excluding domestic outbuildings) does not exceed that on Neighbourhood development plan map - Building heights for Dwelling houses⁽²²⁾.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>a. is consistent with the existing low rise, open area and low density character and amenity of the area;</p> <p>b. does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises.</p>	<p>E4.2</p> <p>The height of domestic outbuildings is a maximum of 5m.</p>
Setbacks	
<p>PO5</p> <p>Buildings and structures are setback to:</p> <p>a. be consistent with the semi-rural character of the area;</p> <p>b. result in development not being visually dominant or overbearing with respect on adjoining properties;</p> <p>c. maintain the privacy of adjoining.</p>	<p>E5</p> <p>Unless specified elsewhere in the code, the minimum setback from a boundary is as follows:</p> <p>a. Front 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>PO6</p> <p>Non-residential uses are setback to ensures:</p> <p>a. chemical spray, fumes, odour, dust are contained on-site;</p> <p>b. unreasonable nuisance or annoyance resulting from, but not limited to; noise, storage of materials and rubbish does not adversely impact upon land users adjacent to, or within the general vicinity; and</p> <p>c. buildings and other structures are consistent with the open area, low density, low built form character and amenity associated with the area.</p>	<p>E6</p> <p>The following uses and associated buildings are setback from all property boundaries as follows:</p> <p>a. Animal husbandry⁽⁴⁾ (buildings only) - 10m;</p> <p>b. Cropping⁽¹⁹⁾ (buildings only) - 10m;</p> <p>c. Animal keeping⁽⁵⁾, excluding catteries and kennels - 20m;</p> <p>d. Cropping⁽¹⁹⁾ (buildings only) - 10m;</p> <p>e. Intensive horticulture⁽⁴⁰⁾ - 10m;</p> <p>f. Rural Industry⁽⁷⁰⁾ - 20m;</p> <p>g. Wholesale nursery⁽⁸⁹⁾ - 10m;</p> <p>h. Veterinary services⁽⁸⁷⁾ - 10m.</p>
Development footprint	
<p>PO7</p> <p>Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within that development footprint.</p>	<p>No example provided.</p>
Building on sloping land	

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

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO11</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>E11.1</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> <ul style="list-style-type: none"> a. For any hazard scenario involving the release of gases or vapours: <ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. <p>If criteria E11.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10⁻⁶/year.</p>
	<p>E11.2</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> <ul style="list-style-type: none"> a. For any hazard scenario involving the release of gases or vapours: <ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. <p>If criteria E11.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10⁻⁶/year.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>E11.3</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"> a. For any hazard scenario involving the release of gases or vapours: <ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> i. 14kPa overpressure; ii. 12.6kW/m² heat radiation. <p>If criteria E11.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10⁻⁶/year.</p>
<p>PO12</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>E12</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>PO13</p> <p>Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including fire fighting media.</p>	<p>E13</p> <p>Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.</p>
<p>PO14</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>E14.1</p> <p>The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area’s flood hazard area. Alternatively:</p> <ul style="list-style-type: none"> a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>E14.2</p> <p>The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.</p>
Waste Treatment	
<p>PO15</p> <p>Stormwater generated on-site is treated and disposed of in an acceptable manner to mitigate any impacts on soil, surface water or ground water quality. Development resulting in the degradation of soil, surface water or ground water quality is avoided.</p>	<p>E15</p> <p>All concentrated animal use areas (e.g. Sheds, pens, holding yards, stables, kennels and other animal enclosures) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.</p>
Noise	
<p>PO16</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO17</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"> a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. <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>E17.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E17.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible.

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
<p>Clearing of Habitat Trees</p> <p>Note - The following development is accepted development as noted in section 1.7.7 Accepted development:</p> <p>Where located anywhere in the Caboolture West local plan area:</p> <ul style="list-style-type: none"> • Clearing of a habitat tree located within an approved development footprint; • Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; • Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; • Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence; • Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; • Clearing of a habitat tree in accordance with an existing bushfire management plan previously accepted by Council; • Clearing of a habitat tree associated with maintaining existing open pastures, windbreaks, lawns or created gardens. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from ground level is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning Scheme Policy – Environmental Areas and Corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>	
<p>PO18</p> <p>a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p> <p>b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where</p>	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</p> <p>c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner.</p> <p>Note - Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	
Works criteria	
Utilities	
<p>PO19</p> <p>The development is connected to an existing reticulated electricity supply system (approved by the relevant energy regulating authority) and the infrastructure does not negatively impact the streetscape.</p>	<p>E19</p> <p>The development is connected to underground electricity.</p>
<p>PO20</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO21</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO22</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>E22.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage system.</p>
	<p>E22.2</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 The Plumbing and Drainage Act 2002.</p>
<p>PO23</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>E23.1</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Water Connections Policy, the development is connected to the</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>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>E23.2</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 supply of at least 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>
<p>PO24</p> <p>The development is provided with dedicated and constructed road access.</p>	<p>No example provided.</p>
Access	
<p>PO25</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. Rear entry, arcade etc.); provides safety and security of people and property at all times; does not impede active transport options; does not impact on the safe and efficient movement of traffic external to the site; where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	<p>No example provided.</p>
<p>PO26</p> <p>Where required access easements contain a driveway and provision for services constructed to suit the user's needs. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO27</p>	<p>E27.1</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> the development of the road network in the area; the function or safety of the road network; the capacity of the road network. <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p>	<p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>E27.2</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>E27.3</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>E27.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO28</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E28.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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. <p>E28.2</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> <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p>E28.3</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	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>PO29</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road hierarchy is in accordance with a Neighbourhood development plan (conceptually shown on Figure 7.2.3.2 - Movement, Major streets).</p> <p>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"> 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 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	No example provided.
Stormwater	
<p>PO30</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 and examples.</p>	No example provided.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<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>PO31</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</p>	No example provided.
<p>PO32</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 2 of the SPP.</p> <p>Note - A site-based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	No example provided.
<p>PO33</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located within freehold land if the pipe diameter exceeds 300mm; overland flow paths where they cross more than one property boundary. <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>	No example provided.
Site works and construction management	
<p>PO34</p>	No example provided.

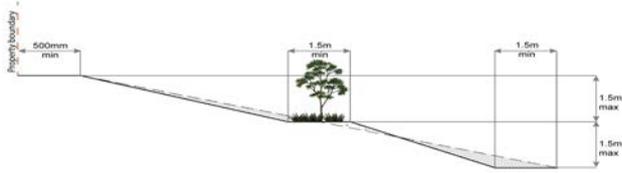
Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>The site and any existing structures are maintained in a tidy and safe condition.</p>	
<p>PO35</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street streets and their critical root zone. 	<p>E35.1</p> <p>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, including but not limited to the following:</p> <ol style="list-style-type: none"> a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins. <p>E35.2</p> <p>Stormwater run-off, erosion and sediment controls are constructed prior to commencement of any clearing work or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E35.3</p> <p>The completed earthworks (fill or excavation) area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>E35.4</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>PO36</p>	<p>E36</p>

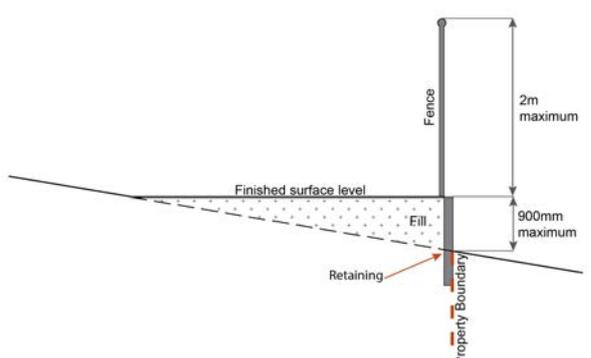
7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Dust suppression measures are implemented during construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO37</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>Note - Where the amount of imported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>E37.1</p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p> <p>E37.2</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>E37.3</p> <p>Any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site are to be cleaned at all times.</p>
<p>PO38</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E38</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO39</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> a. is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; 	<p>E39.1</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>

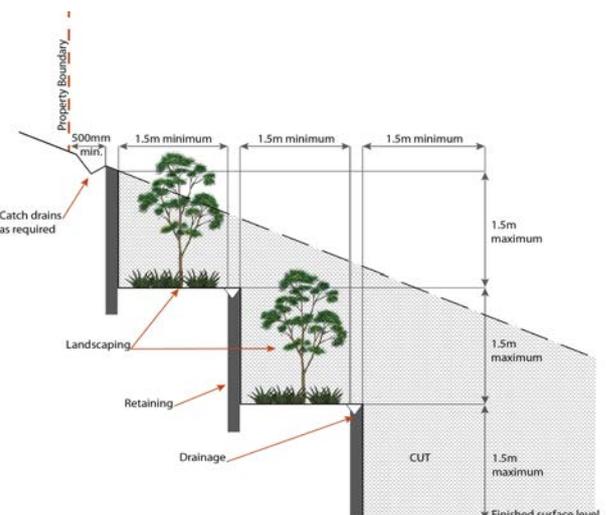
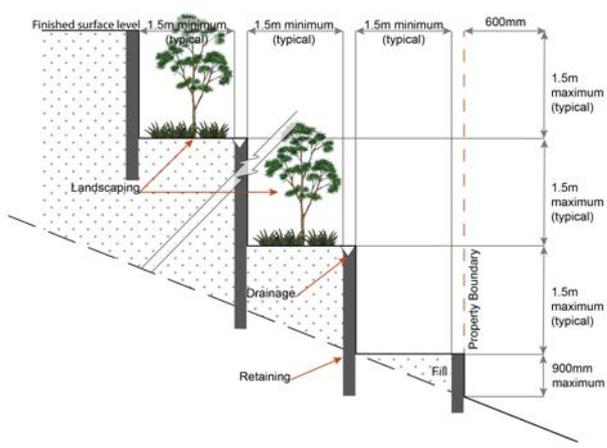
Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land;</p> <p>c. is disposed of in a manner which minimises nuisance and annoyance to existing premises.</p> <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E39.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <p>a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or</p> <p>b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</p> <p>Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.</p>
<p>PO40</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 example provided.</p>
<p>Earthworks</p>	
<p>PO41</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <p>a. the natural topographical features of the site;</p> <p>b. short and long-term slope stability;</p> <p>c. soft or compressible foundation soils;</p> <p>d. reactive soils;</p> <p>e. low density or potentially collapsing soils;</p> <p>f. existing fills and soil contamination that may exist on-site;</p> <p>g. the stability and maintenance of steep rock slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential)</p> <p>Note - Filling or excavation works are to be completed within six (6) months of the commencement date.</p>	<p>E41.1</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>E41.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E41.3</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>E41.4</p> <p>All filling or excavation is contained within the site.</p> <p>E41.5</p> <p>All fill placed on-site is:</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>a. limited to that required for the necessary approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).</p> <p>E41.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E41.7</p> <p>Inspection and certification of steep rock slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>PO42</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E42</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p style="text-align: center;">Figure - Embankment</p> 
<p>PO43</p> <p>On-site earthworks are undertaken in a manner that:</p> <p>a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;</p> <p>b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>	<p>E43.1</p> <p>No earthworks are undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p> <p>E43.2</p> <p>Earthworks that would result in any of the following are not carried out on-site:</p> <p>a. a reduction in cover over the Council or public sector entity maintained service to less than 600mm;</p> <p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>entity maintained infrastructure above that which existed prior to the earthworks being undertaken.</p> <p>Note - Public sector entity as defined in the <i>Sustainable Planning Act 2009</i>.</p>
<p>PO44</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - A slope stability report prepared by an RPEQ may be required.</p>	<p>No example provided.</p>
<p>PO45</p> <p>Filling or excavation does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; any clearing of native vegetation. <p>Note - To demonstrate compliance with this outcome, Planning scheme policy - Stormwater management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements..</p>	<p>No example provided.</p>
Retaining walls and structures	
<p>PO46</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>E46</p> <p>Earth retaining structures:</p> <ol style="list-style-type: none"> are not constructed of boulder rocks or timber; where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; <p style="text-align: center;">Figure - Retaining on a boundary</p> 

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<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> <p style="text-align: center;">Figure - Cut</p>  <p style="text-align: center;">Figure - Fill</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

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> iii. material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or iv. material change of use for outdoor sales⁽⁵⁴⁾, outdoor processing or outdoor storage where involving combustible materials. <p>AND</p> <ul style="list-style-type: none"> b. none of the following exceptions apply: <ul style="list-style-type: none"> 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. <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>PO47</p> <p>Development incorporates a fire fighting system that:</p> <ul style="list-style-type: none"> a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another; e. considers the fire hazard inherent in the surrounds to the development site; f. is maintained in effective operating order. <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>E47.1</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 requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:</p> <ul style="list-style-type: none"> a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6. <p>E47.2</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> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m;

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</p> <p>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</p> <p>E47.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
<p>PO48</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>E48</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <p>a. those external hydrants can be seen from the vehicular entry point to the site; or</p> <p>b. a sign identifying the following is provided at the vehicular entry point to the site:</p> <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <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>PO49</p>	<p>E49</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<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>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>
Use specific criteria	
Animal keeping⁽⁵⁾ for catteries and kennels	
<p>PO50</p> <p>Development for a cattery and kennel ensures that:</p> <ol style="list-style-type: none"> a. it is a size, scale and design not visually dominant, overbearing or inconsistent with detached, low density, low built form rural character of the area; b. it is sufficiently landscaped, fenced and screened to reduce the visual appearance of buildings, structures, storage and parking areas; 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; d. all building, including runs, are located a minimum 400m from all property boundaries; e. fencing of sufficient height and depth, being a minimum height of 1.8m and minimum depth of 0.2m, is provided to prevent animals escaping. 	<p>No example provided.</p>
Dwelling house⁽²²⁾ - Secondary dwelling	
<p>PO51</p> <p>Secondary dwellings:</p> <ol style="list-style-type: none"> a. are subordinate and ancillary to the primary dwelling in size and function; b. are not larger than 100m² GFA; c. have the appearance, bulk and scale of a single dwelling from the street; d. maintain sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the Dwelling house⁽²²⁾ on-site. 	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
Dwelling house⁽²²⁾ - Domestic outbuildings	
<p>PO52</p> <p>Domestic outbuildings and car ports are:</p> <ul style="list-style-type: none"> a. of a height that does not negatively impact the visual amenity of adjoining properties; b. located on-site to not dominate the streetscape. 	No example provided.
Educational establishment⁽²⁴⁾ for agricultural education or agricultural training facilities	
<p>PO53</p> <p>An Educational establishment⁽²⁴⁾:</p> <ul style="list-style-type: none"> a. is for the purpose of agricultural education or agricultural training training only; b. is limited in size and scale and do not have adverse impacts on the low-set built form, low density, open area character and amenity of the area, including considerations to the impact of noise, traffic, and on-site waste disposal; c. avoids locating in area of high quality cropping⁽¹⁹⁾ land; d. avoids establishing on land subject to a flooding risk, or where avoidance is not possible, identify measures to be taken mitigate any potential risk to property and life; e. ensures vehicle parking and storage areas are to be screened from public view to minimise adverse visual impacts on rural character; f. does not degrade or compromise the visual, natural, biological and ecological values associated with vegetated areas or adversely impact upon water quality; g. does not adversely impact on the safe and efficient operation of the external road network. 	No example provided.
Home based business⁽³⁵⁾	
<p>PO54</p> <p>The Home based business(s)⁽³⁵⁾:</p> <ul style="list-style-type: none"> a. is subordinate in size and function to the primary use on the site being a permanent residence; 	<p>E54.1</p> <p>The Home based business(s)⁽³⁵⁾, including any storage, are fully enclosed within a dwelling or on-site structure.</p> <hr/> <p>E54.2</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<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 vehicles on-site than follows:</p> <p>i. 1 heavy vehicle;</p> <p>i. 1 trailer;</p> <p>ii. Up to 3 motor vehicles.</p> <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 area;</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>	<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> <p>E54.3</p> <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⁽²²⁾ is in addition to this requirement.</p> <p>Note - The number of motor vehicles stated is in addition to motor vehicles associated with a Dwelling house⁽²²⁾.</p> <p>E54.4</p> <p>Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), fence(s) or a combination at least 1.8m in height along the length of those areas.</p> <p>Note - Planting for screening is to have a minimum depth of 3m.</p> <p>E54.5</p> <p>Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.</p>
<p>PO55</p> <p>The hours of operation for Home based business(s)⁽³⁵⁾ are managed so that the activity does not adversely impact on the low intensity character and amenity anticipated in the area.</p>	<p>E55</p> <p>Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday, except for:</p> <p>a. bed and breakfast or farm stay business which may operate on a 24 hour basis;</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<ul style="list-style-type: none"> b. office or administrative activities that do not generate non-residents visiting the site such as book keeping and computer work; c. starting and warming up of heavy vehicles, which can commence at 7.00am.
<p>PO56</p> <p>The Home based business(s)⁽³⁵⁾ does not result in:</p> <ul style="list-style-type: none"> a. an adverse visual, odour, particle drift or noise nuisance impact on the residents in adjoining or nearby dwellings; b. an adverse impact upon the low intensity and open area character and amenity anticipated in the locality; c. the establishment of vehicle servicing or major repairs, spray painting, panel beating or any environmentally relevant activity (ERA). 	<p>E56.1</p> <p>The use does not involve heavy vehicle servicing or major repairs, including spray painting or panel.</p> <p>E56.2</p> <p>Home based business(s)⁽³⁵⁾ do not comprise an environmentally relevant activity (ERA) as defined in the Environmental Protection Regulation 2008.</p> <p>E56.3</p> <p>Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.</p> <p>Note - Nuisance is defined in the Environmental Protection Act 1994.</p>
<p>PO57</p> <p>On-site display and sales of goods is limited to the activities being undertaken from the site and does not result in:</p> <ul style="list-style-type: none"> a. the display and sale of goods being viewed from outside of the site; b. overall development on the site having a predominantly commercial appearance. 	<p>E57.1</p> <p>Only goods grown, produced or manufactured on-site are sold from the site.</p> <p>E57.2</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>PO58</p> <p>Bed and breakfast and farmstays are of a size and scale that:</p> <ul style="list-style-type: none"> a. are consistent with the low intensity, open area character and amenity of the rural residential area; b. ensures acceptable levels of privacy and amenity for the residents in adjoining or nearby dwellings. 	<p>E58</p> <p>For bed and breakfast and farmstays-</p> <ul style="list-style-type: none"> a. Short-term accommodation⁽⁷⁷⁾ is provided in the Dwelling house⁽²²⁾ of the accommodation operator; b. maximum 4 bedrooms are provided for a maximum of 10 guests; c. meals are served to paying guests only; d. rooms do not contain food preparation facilities.

Performance outcomes	Examples that achieve aspects of the Performance Outcome
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO59</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"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E59.1</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"> a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. <p>E59.2</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>PO60</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E60</p> <p>Access control arrangements:</p> <ul style="list-style-type: none"> a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
<p>PO61</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"> a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	<p>E61</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>
Non-resident workforce accommodation⁽⁵²⁾	
<p>PO62</p> <p>Development associated with Non-resident workforce accommodation⁽⁵²⁾:</p> <ul style="list-style-type: none"> a. provides accommodation for rural workers only and is not advertised or used for the purpose of accommodating general travellers or tourists; 	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> 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; c. is of a size, scale, intensity and design that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residents; d. is of a size, scale, intensity and design that is consistent with the low intensity, low-set built form and open area character and amenity anticipated for the area; e. provides suitable open space, buildings and facilities that meet the recreational, social and amenity needs of people staying on-site; f. provides landscape buffer along adjoining property boundaries to fully screen activities occurring on the site. 	
Roadside stall ⁽⁶⁸⁾	
<p>PO63</p> <p>A Roadside stall⁽⁶⁸⁾:</p> <ul style="list-style-type: none"> a. comprises only one Roadside stall⁽⁶⁸⁾ per property; b. only offers goods grown, produced or manufactured on the site; c. is of a size and in a location that will not result in nuisance, or have a significant adverse impact on the amenity, for residents on adjoining and surrounding properties; d. is designed and located to ensure safe and accessible access, egress and on-site parking and not negatively impact the road network. 	<p>E63.1</p> <p>For a Roadside stall⁽⁶⁸⁾:</p> <ul style="list-style-type: none"> a. no more than one Roadside stall⁽⁶⁸⁾ per property; b. goods offered for sale are only goods grown, produced or manufactured on the site; c. the maximum area associated with a Roadside stall⁽⁶⁸⁾, including any larger separate items displayed for sale, does not exceed 20m². <p>E63.2</p> <p>Roadside stall⁽⁶⁸⁾:</p> <ul style="list-style-type: none"> a. obtains vehicle access from a road classified as an arterial or sub-arterial; b. provide car parking for 2 vehicles off the road carriage and located on the property; c. is located no closer than 100m from an intersection. <p>Note - Refer to Overlay map - Road hierarchy for road classification.</p>
Rural industry ⁽⁷⁰⁾	
PO64	No example provided

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Rural industry⁽⁷⁰⁾:</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>	
Sales office ⁽⁷²⁾	
<p>PO65</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and retain a physical connection to land or building being displayed or sold.</p>	<p>E65</p> <p>Development is carried out for no longer than 2 years.</p>
<p>Telecommunications facility ⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities ⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO66</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E66.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>E66.2</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>PO67</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E67</p> <p>A minimum of 45m² 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>PO68</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E68</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>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO69</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E69.1</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>E69.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>E69.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	<p>E69.4</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>E69.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>E69.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO70</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>E70</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>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO71</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>E71</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
Wholesale nursery ⁽⁸⁹⁾	
<p>PO72</p> <p>Buildings and activities associated with a Wholesale nursery⁽⁸⁹⁾:</p> <ol style="list-style-type: none"> a. ensure the propagation of plants, whether or not in the open, occur without loss of amenity to adjacent properties; b. do not result in any form of environmental degradation, including, but not limited to, soil degradation, pollution of natural water courses and introduction of exotic plant species into the natural on-site or adjoining flora; c. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; d. have vehicle access from a road classified as a arterial or sub-arterial. <p>Note - Refer to Overlay map - Road hierarchy for road classification.</p>	<p>No example provided.</p>
Veterinary services ⁽⁸⁷⁾	
<p>PO73</p> <p>Buildings and activities associated with Veterinary services⁽⁸⁷⁾:</p> <ol style="list-style-type: none"> a. are for veterinary care, surgery and treatment of animals only; b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; c. have vehicle access from a road classified as a arterial or sub-arterial. <p>Note - Refer to Overlay map - Road hierarchy for road classification.</p>	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
Winery⁽⁹⁰⁾	
<p>PO74</p> <p>Buildings and activities associated with Winery⁽⁹⁰⁾:</p> <ol style="list-style-type: none"> are for a Winery⁽⁹⁰⁾ and ancillary activities only. Uses not affiliated with Winery⁽⁹⁰⁾ activities, or the sale of products produced or manufactured on-site, are avoided; are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; have vehicle access from a road classified as a arterial or sub-arterial. <p>Note - Refer to Overlay map - Road hierarchy for road classification.</p>	<p>No example provided.</p>
Values and constraints criteria	
<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>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)</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>PO75</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p> <ol style="list-style-type: none"> is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; protects the environmental and ecological values and health of receiving waters; protects buildings and infrastructure from the effects of acid sulfate soils. 	<p>E75</p> <p>Development does not involve:</p> <ol style="list-style-type: none"> excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.
<p>Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)</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>	

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO76</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the number of buildings and people working and living on a site exposed to bushfire risk; b. ensures the protection of life during the passage of a fire front; c. is located and designed to increase the chance of survival of buildings and structures during a bushfire; d. minimises bushfire risk from build up of fuels around buildings and structures. 	<p>E76</p> <p>Buildings and structures have contained within the site:</p> <ul style="list-style-type: none"> a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. A separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. A separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. An area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. An access path suitable for use by a standard fire fighting applicant having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> i. To, and around, each building and other roofed structure; and ii. To each fire fighting water supply extraction point. <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>PO77</p> <p>Development and associated driveways and access ways:</p> <ul style="list-style-type: none"> a. avoid potential for entrapment during a bushfire; b. ensure safe and effective access for emergency services during a bushfire; c. enable safe evacuation for occupants of a site during a bushfire. 	<p>E77</p> <p>A length of driveway:</p> <ul style="list-style-type: none"> a. to a road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
<p>PO78</p>	<p>E78</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Development provides an adequate water supply for fire-fighting purposes.</p>	<ul style="list-style-type: none"> 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. b. Where not connected to a reticulated water supply or a pressure and flow stated above is not available, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. c. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access is provided to within 3m of that water storage source. d. Where a tank is the nominated on-site fire fighting water storage source, it includes: <ul style="list-style-type: none"> i. a hardstand area allowing medium rigid vehicles (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines.
<p>PO79</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not present unacceptable risk to people or environment due to the impact of bushfire on dangerous goods or combustible liquids; b. does not present danger or difficulty to emergency services for emergency response or evacuation. <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>E79</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p>(refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - To assist in demonstrating achievement of heritage performance outcomes, a heritage impact assessment report prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter.</p>	
<p>PO80</p> <p>Development will:</p> <ul style="list-style-type: none"> 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; 	<p>E80</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided. 	<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>
Infrastructure buffer areas (refer Overlay map – Infrastructure buffers to determine if the following assessment criteria apply)	
<p>PO81</p> <p>Development within a High voltage electricity line buffer:</p> <ul style="list-style-type: none"> a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and designed so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>E81</p> <p>Except where located on an approved Neighbourhood development plan, development does not involve the construction of any buildings or structures within a high voltage electricity line buffer.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO82</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>No example provided.</p>
<p>PO83</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. 	<p>E83</p> <p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<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>PO84</p> <p>Development does not:</p> <ol style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO85</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>E85</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>PO86</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>E86</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>PO87</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>E87.1</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"> a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. <p>E87.2</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<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>PO88</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"> a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO89</p> <p>Development for a Park⁽⁵⁷⁾ 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"> a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised. 	<p>E89</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>

7 Local plans

7.2.3.7 Reconfiguring a lot code

7.2.3.7.1 Application - Caboolture west local plan - Reconfiguring a lot

This code applies to undertaking development for Reconfiguring a lot and associated Operational works in the Caboolture west local plan area, if:

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

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

1. Part A of the code applies only to accepted development subject to requirements in Urban living precinct;
2. Part B of the code applies only to assessable development in the Urban living precinct;
3. Part C of the code applies only to accepted development subject to requirements in Town centre precinct;
4. Part D of the code applies only to assessable development in Town centre precinct;
5. Part E of the code applies only to accepted development subject to requirements in the Enterprise and employment precinct;
6. Part F of the code applies only to assessable development in the Enterprise and employment precinct;
7. Part G of the code applies only to accepted development subject to requirements in the Green network precinct;
8. Part H of the code applies only to assessable development in the Green network precinct;
9. Part I of the code applies only to accepted development subject to requirements in the Rural living precinct;
10. Part J of the code applies only to assessable development in the Rural living precinct.

When using this code, reference should be made to section 5.3.1 'Process for determining the category of development and category of assessment for assessable development' and, where applicable, section 5.3.2 'Determining the category of development and category of assessment'.

7.2.3.7.2 Purpose - Caboolture west local plan - Reconfiguring a lot

1. The purpose of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Reconfiguring a lot creates a diversity of lot sizes, dimensions and arrangements consistent with the intended densities, uses, configurations and character of the applicable precinct and sub-precinct while not adversely impacting on lawful uses, values or constraints present.
 - b. Reconfiguring a lot provides a variety and arrangement of lots for lawful uses consistent with the uses, precinct, zone and local plan outcomes applicable to the land and that meet the provisions of the planning scheme.
 - c. Reconfiguring a lot meets the social, cultural and recreational needs of the community by providing:
 - i. a range of affordable housing opportunities;
 - ii. accessible commercial and local employment opportunities;

- iii. assessable Park⁽⁵⁷⁾ and open space areas located within walking distance to all residential lots;
 - iv. for the creation of a sense of place commensurate with the intents for the applicable precinct and sub-precinct.
- d. Reconfiguring a lot creates a lot design and orientation that enables building design appropriate for the local climate and conditions.
- e. Reconfiguring a lot identifies development footprints that are free from development constraints and natural values.
- f. Reconfiguring a lot is sensitive to, and mitigates any adverse impacts on; natural hazard, local topography and landforms, natural ecosystems including significant vegetation and local fauna habitat, cultural heritage values, existing character, outlooks and local landmarks.
- g. Reconfiguring a lot recognises and responds to the presence of major infrastructure and does not undermine the viability, integrity, operation, maintenance or safety of major infrastructure.
- h. Reconfiguring of does not result in development encroaching upon and constraining the operation of existing infrastructure, utilities, industrial uses, or major sport, recreational and entertainment facilities.
- i. Reconfiguring a lot will result in:
- i. services being supplied to all lots in a safe, efficient, co-ordinated and sequenced manner which minimises whole of life cycle costs and is sensitive to the environment they are located in;
 - ii. stormwater infrastructure designed to protect people, property, the built environment and the natural environment in an efficient and cost effective manner;
 - iii. a street system designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity;
 - iv. the provision of important connections surrounding transit nodes and centres.

7 Local plans

7.2.3.7.1 Urban living precinct

7.2.3.7.1.1 Application - Reconfiguring a lot code - Urban living precinct

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Caboolture West local plan - Urban living precinct, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 7.2.3.7 - Reconfiguring a lot code and the following additional Caboolture West local plan - Urban living precinct specific overall outcomes:
 - a. Reconfiguring a lot is in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan.
 - b. Reconfiguring a lot achieves a variety of lot sizes and net residential density of between 11-30 dwellings per hectare.
 - c. Reconfiguring a lot achieves neighbourhoods that are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity.
 - d. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
 - iv. protecting native species and protecting and enhancing native species habitat;
 - v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
 - vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
 - viii. Ensuring effective and efficient disaster management response and recovery capabilities.
 - e. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:
 - i. responds to the risk presented by overland flow and minimises risk to personal safety;
 - ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
 - iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
 - f. Reconfiguring a lot achieves the intent and purpose of the Urban living precinct and sub-precinct outcomes as identified in Part 7.

7.2.3.7.1.2 Requirement for assessment

To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 7.2.3.7.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 7.2.3.7.1.1, the category of development changes to assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development	Corresponding performance outcomes
RAD1	PO1, PO2, PO32, PO33
RAD2	PO2, PO33
RAD3	PO34
RAD4	PO2
RAD5	PO34
RAD6	PO2, PO33
RAD7	PO52

Part A - Requirements for accepted development - Reconfiguring a lot code - Urban living precinct

Table 7.2.3.7.1.1 Requirements for accepted development - Reconfiguring a lot code - Urban living precinct

Requirements for accepted development	
General requirements	
Boundary realignment for developable and developed lots	
RAD1	<p>Lots created by boundary realignment:</p> <ol style="list-style-type: none"> a. contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; b. have constructed road access; c. do not require additional infrastructure connections or modification to existing connections. d. do not result in the creation of any additional lots;
RAD2	<p>Boundary realignment does not result in existing land uses on-site becoming non-complying with planning scheme criteria.</p> <p>Note - examples may include but are not limited to:</p> <ol style="list-style-type: none"> a. minimum lot size requirements; b. minimum or maximum required setbacks c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: <ol style="list-style-type: none"> i. Where premises are approved as Multiple Dwelling⁽⁴⁹⁾ Units with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling⁽⁴⁹⁾ approval.

7 Local plans

	<p>ii. Where a commercial or industrial land use contains an ancillary office⁽⁵³⁾, the office⁽⁵³⁾ cannot be separately titled as it is considered part of the commercial or industrial use.</p> <p>iii. Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use.</p>																								
RAD3	<p>For developed lots, resulting lots comply with the following minimum lot sizes and dimensions:</p> <table border="1"> <thead> <tr> <th>Precinct</th> <th>Area</th> <th>Frontage</th> <th>Depth</th> </tr> </thead> <tbody> <tr> <td>Urban living precinct</td> <td>-</td> <td>7.5m</td> <td>25m</td> </tr> <tr> <td>Town centre precinct</td> <td>1000m²</td> <td>40m</td> <td>-</td> </tr> <tr> <td>Enterprise and employment precinct</td> <td>1000m²</td> <td>40m</td> <td>-</td> </tr> <tr> <td>Green network precinct</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Rural living precinct</td> <td>6000m²</td> <td>-</td> <td>-</td> </tr> </tbody> </table> <p>Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.</p>	Precinct	Area	Frontage	Depth	Urban living precinct	-	7.5m	25m	Town centre precinct	1000m ²	40m	-	Enterprise and employment precinct	1000m ²	40m	-	Green network precinct	-	-	-	Rural living precinct	6000m ²	-	-
Precinct	Area	Frontage	Depth																						
Urban living precinct	-	7.5m	25m																						
Town centre precinct	1000m ²	40m	-																						
Enterprise and employment precinct	1000m ²	40m	-																						
Green network precinct	-	-	-																						
Rural living precinct	6000m ²	-	-																						
RAD4	For developable lots, resulting lots comply with the minimum lot size requirement of 20 hectares.																								
RAD5	For developed lots, a boundary realignment does not result in more than 4 adjoining lots of the same lot type, as defined in Table 7.2.3.7.1.3 - Lot Types.																								
RAD6	No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.																								
RAD7	Boundary realignment does not result in the clearing of any Habitat trees.																								

Part B - Criteria for assessable development - Reconfiguring a lot code - Urban living precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part B, Table 7.2.3.7.1.2 as well as the purpose statement and overall outcomes of this code.

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

Table 7.2.3.7.1.2 Requirements for accepted development - Reconfiguring a lot code - Urban living precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcome
Where on a developable lot or creating developable lots	
Lot size and design	
PO1 Reconfiguring a lot does not result in additional lots.	No example provided.
Boundary realignment	

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO2</p> <p>Boundary realignments do not result in the:</p> <ul style="list-style-type: none"> a. fragmentation or alienation of the land or result in the loss of land for future urban purposes; b. delay the use of the land for urban purposes; c. adverse impacts on the quality and integrity of the biodiversity and ecological values inherent to a High Value Area identified in Overlay map - Environmental areas; d. existing land uses on-site becoming non-compliant due to: <ul style="list-style-type: none"> i. lot size; ii. parking requirements; iii. servicing; iv. dependant elements of an existing or approved land use being separately titled. <p>Note - An example may include but are not limited to where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use.</p>	<p>No example provided.</p>
Where on a developed lot or creating developed lots	
Site density	
<p>PO3</p> <p>Reconfiguring of a lot achieves a net residential density between 11 - 30 lots per hectare to maintain a diverse medium density neighbourhood character.</p> <p>Note - Future residential development on lots will be required to achieve a minimum net density of 30 dwellings per hectare when located within 400m walking distance of a local centre.</p> <p>Note - Future residential development where not located within 400m walking distance of a local centre will be required to achieve a minimum net density of 20 dwellings per hectare.</p>	<p>E3</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
Lot design, mix and location	
<p>PO4</p>	<p>E4.1</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Lots have a sufficient area and dimension for them to accommodate:</p> <ul style="list-style-type: none"> a. dwelling(s) including all domestic outbuildings; b. areas for car parking, access and manoeuvring; c. areas for private open space. 	<p>Lot sizes and dimensions (excluding any access handles) comply with Lot Types A, B, C, D, E or F in accordance with Table 7.2.3.7.1.3: Lot Types.</p> <p>Note - For the purpose of rear lots, frontage is the average width of the lot (excluding any access handle or easement)</p> <hr/> <p>E4.2</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO5</p> <p>Reconfiguring a lot provides for a variety of housing options, by way of a mix of lot sizes and dimensions consistent with the medium density character of the precinct, whilst facilitating delivery of diversity within the streetscape.</p>	<p>E5.1</p> <p>For reconfiguring a lot which creates in excess of 5 new lots, a mix of lot types in accordance with Table 7.2.3.7.1.3 are to be incorporated into the development as follows:</p> <ul style="list-style-type: none"> • 5 - 10 lots - 2 lot types • 11 - 20 lots - 3 lot types • 21 - 50 lots - 4 lot types (must include lot type A) • >50 lots - 5 lot types (must include lot type A) <p>Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.</p> <hr/> <p>E5.2</p> <p>For reconfiguring a lot which creates in excess of 20 new lots, the following minimum percentages of lot types in accordance with Table 7.2.3.7.1.3 apply:</p> <ul style="list-style-type: none"> • Lot Type A - 10% of new lots and Lot Type F - 5% of new lots; or • Lot Type A - 15% of new lots and Lot Type F - 2% of new lots; or • Lot Type A - 15% of new lots and Lot Type B - 15% of new lots. <hr/> <p>E5.3</p> <p>Development is in accordance with a Neighbourhood development plan.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO6</p> <p>A range of different lots are distributed throughout the development with no one lot type concentrated within a single location, to create diversity within the streetscape and minimise conflicts between vehicle access and on street parking.</p> <p>Note - Built to boundary walls and driveway locations for lots with frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of section 9.3.1 - Dwelling house code.</p>	<p>E6.1</p> <p>Where not accessed via a laneway, a maximum of 4 adjoining lots of the same type in accordance with Table 7.2.3.7.1.3 are proposed where fronting the same street.</p> <p>E6.2</p> <p>Where accessed via a laneway, a maximum of 8 adjoining lots of the same type in accordance with Table 7.2.3.7.1.3 are proposed where fronting the same street.</p> <p>E6.3</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO7</p> <p>Lots that facilitate medium to high density residential uses (freehold or community titles) are located in proximity to recreational opportunities, commercial and community facilities and public transport nodes.</p>	<p>E7</p> <p>a. Development is in accordance with a Neighbourhood development plan.</p> <p>OR</p> <p>b. Lots with frontages of 7.5 metres or less are located within 200 metres of:</p> <ul style="list-style-type: none"> i. a park; or ii. a public transport stop or station; or iii. a higher order centre, district centre, local centre or neighbourhood hub (refer Overlay map - Community activities and neighbourhood hubs). <p>AND</p> <p>c. Lots with frontages of 32 metres or greater are predominately located on corner lots or lots with dual road frontages, and within 200 metres of:</p> <ul style="list-style-type: none"> i. a park; or ii. a public transport stop or station; or iii. a higher order centre, district centre, local centre or neighbourhood hub (refer Overlay map - Community activities and neighbourhood hubs).
<p>PO8</p>	<p>E8</p>

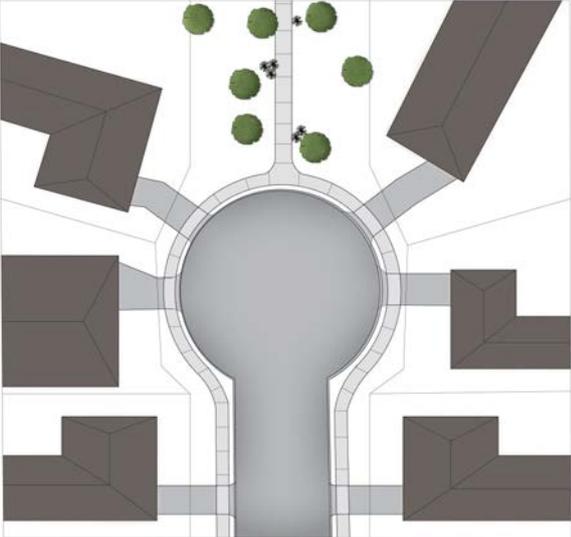
7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Narrow lots do not adversely affect the character and amenity of the precinct. Residential uses establish in a manner which facilitates an integrated streetscape, maximises the efficient use of land and achieves a safe and efficient street network.</p> <p>Note - Built to boundary walls and driveway locations for lots with frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of section 9.3.1 - Dwelling house code</p>	<p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO9</p> <p>Group construction and integrated streetscape solutions are encouraged through the location and grouping of lots suitable for terrace and row housing.</p>	<p>E9.1</p> <p>Any lot sharing a boundary with a Lot Type A must contain a mandatory built to boundary wall on the shared boundary.</p>
	<p>E9.2</p> <p>Driveway crossovers for lots with frontages of less than 10m are paired up to facilitate on-street parking.</p> <p>Note - Built to boundary walls for lots with frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of section 9.3.1 - Dwelling house code.</p>
	<p>E9.3</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
Rear lots	
<p>PO10</p> <p>Rear lots:</p> <ol style="list-style-type: none"> contribute to the mix of lot sizes; are limited to 1 behind any full frontage lot (i.e. a lot with a street frontage that is not an access handle); Provide sufficient area for vehicles to manoeuvre on-site allowing entry and exit to the rear lot in forward gear. 	<p>E10</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO11</p> <p>Access handles for rear lots are:</p> <ol style="list-style-type: none"> a minimum of 5m wide to allow for safe vehicle access and service corridors from the rear lot to the street; 	<p>E11</p> <p>Development is in accordance with a Neighbourhood development plan.</p>

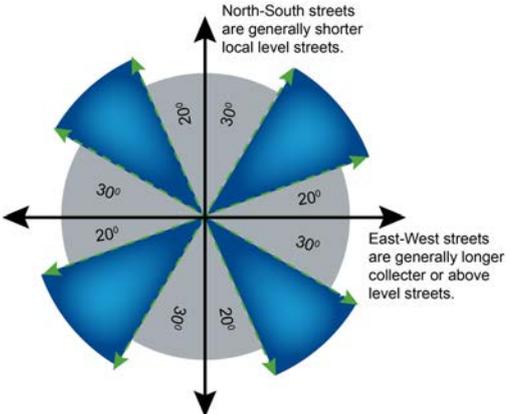
Performance outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> b. are located on 1 side of the full frontage lot; c. limited to no more than 2 directly adjoining each other. 	
Street design and layout	
<p>PO12</p> <p>Street layouts facilitate regular and consistent shaped lots through the use of rectilinear grid patterns, or modified grid patterns where constrained by topographical and other physical barriers.</p> <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.</p>	<p>E12</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO13</p> <p>Street layouts are designed to connect to surrounding neighbourhoods by providing an interconnected street, pedestrian and cyclist networks that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas for access and emergency management purposes. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on when alternative access points should be provided for emergency management purposes.</p>	<p>E13</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO14</p> <p>Street layouts provide an efficient and legible movement network with high levels of connectivity within and external to the site by:</p> <ul style="list-style-type: none"> a. facilitating increased active transport with a focus on safety and amenity for pedestrians and cyclists; b. providing street blocks with a maximum walkable perimeter of 500m (refer Figure - Street block design); c. providing a variety of street block sizes; d. reducing street block sizes as they approach an activity focus; e. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure. 	<p>E14</p> <p>Development is in accordance with a Neighbourhood development plan.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.</p>	
<p>PO15</p> <p>Street layouts create convenient and highly permeable movement networks between lower and higher order roads, whilst not adversely affecting the safety and function of the higher order road.</p> <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.</p>	<p>E15</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO16</p> <p>Streets are designed and constructed to cater for:</p> <ol style="list-style-type: none"> a. safe and convenient pedestrian and cycle movement; b. on street parking adequate to meet the needs of future residents ; c. efficient public transport routes; d. expected traffic speeds and volumes; e. utilities and stormwater drainage; f. lot access, sight lines and public safety; g. emergency access and waste collection; h. waste service vehicles; i. required street trees, landscaping and street furniture. <p>Note - Refer to Planning scheme policy - Integrated design for determining design criteria to achieve this outcome.</p>	<p>E16</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO17</p> <p>Intersections are designed and constructed to provide for the safe and efficient movement of pedestrians, cyclists, public transport and private vehicles.</p> <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.</p>	<p>E17</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO18</p>	<p>E18</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Cul-de-sac or dead end streets are not proposed unless:</p> <ul style="list-style-type: none"> a. topography or other physical barriers exist to the continuance of the street network or vehicle connection to an existing road is not permitted; b. there are no appropriate alternative solutions; c. the cul-de-sac or dead end street will facilitate future connections to adjoining land or development. <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.</p>	<p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO19</p> <p>Where cul-de-sacs are proposed due to connection to existing roads not being permitted, they are to be designed to allow a 10m wide pedestrian connection through to the existing road with no lots proposed at the head of the cul-de-sac generally as shown in the figure below.</p> <p style="text-align: center;">Figure - Cul-de-sac design</p>  <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve this outcome.</p>	<p>E19</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO20</p> <p>Streets are designed and oriented to minimise the impact of cut and fill on the amenity of the streetscape and adjoining development.</p>	<p>E20</p> <ul style="list-style-type: none"> a. Development is in accordance with a Neighbourhood development plan. <p>OR</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>b. Street alignment follows ridges or gullies or runs perpendicular to slope.</p>
<p>PO21</p> <p>Streets are oriented to encourage active transport through a climate responsive and comfortable walking environment whilst also facilitating lots that support subtropical design practices, including:</p> <p>a. controlled solar access & shade provision;</p> <p>b. cross-ventilation.</p> <p>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve subtropical design solution.</p>	<p>E21.1</p> <p>a. Development is in accordance with a Neighbourhood development plan.</p> <p>OR</p> <p>b. Where not unduly constrained by topography or other physical barrier, streets are primarily oriented within 20 or 30 degrees of North-South or East-West in accordance with Figure - Preferred street orientation below.</p> <p style="text-align: center;">Figure - Preferred street orientation</p> 
	<p>E21.2</p> <p>a. Development is in accordance with a Neighbourhood development plan.</p> <p>OR</p> <p>b. The long axis of a street block is oriented east-west to facilitate a north-south orientation for a majority of lots as per Figure - Street block design below.</p>
	<p>E21.3</p> <p>a. Development is in accordance with a Neighbourhood development plan.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<p>OR</p> <p>b. Where lots are oriented east west, they are 14m or wider so as to allow for alternative dwelling design to achieve solar access and cross-ventilation as per Figure -Street block design below.</p>

Figure - Street block design



Movement network	
<p>PO22</p> <p>The street network creates convenient access to major streets roads for heavy vehicles and commercial traffic without introducing through traffic to residential streets. The street network is designed in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.2 - Movement, Major streets.</p>	<p>E22</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO23</p> <p>The road network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type in accordance with Planning scheme policy - Integrated design.</p>	<p>E23</p> <p>Development is in accordance with a Neighbourhood development plan.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO24</p> <p>The street networks encourage walking and cycling and a safe environment for pedestrians and cyclists. The street network is designed in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.3 - Movement, walking and cycling.</p>	<p>E24</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
Laneway design and location	
<p>PO25</p> <p>Laneway location contributes to a high standard of amenity for adjoining lots and the streetscape.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for determining locational criteria for laneways.</p>	<p>E25</p> <p>a. Development is in accordance with a Neighbourhood development plan.</p> <p>OR</p> <p>b. Laneways are primarily used where:</p> <ul style="list-style-type: none"> i. vehicle access is not permitted from the primary street frontage; or ii. limiting vehicle access from the primary street frontage results in a positive streetscape outcome; or iii. where lots directly adjoin a local, district or regional Park⁽⁵⁷⁾.
<p>PO26</p> <p>Laneways service a limited number of allotments, creating a sense of place and enclosed feeling for the pedestrian environment whilst contributing to the high level of connectivity of the street network</p> <p>Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways.</p>	<p>E26</p> <p>a. Development is in accordance with a Neighbourhood development plan.</p> <p>OR</p> <p>b. Laneways are limited to 130m in length; and</p> <p>c. Laneways are not designed as dead ends or cul-de-sacs, and are to have vehicle connections to an access street at both ends; and</p> <p>d. Where laneways exceed 100m in length, a mid lane pedestrian connection is to be provided between the adjacent access streets and the laneway.</p>
<p>PO27</p> <p>Laneway design ensures the safety of pedestrians, cyclists and motorists by way of site lines, and sufficient road reserve for vehicle movements and the provision of street lighting.</p>	<p>E27</p> <p>a. Development is in accordance with a Neighbourhood development plan.</p> <p>OR</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome								
<p>Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways.</p>	<p>b. Laneways are designed with minor meanders only, and maintain direct lines of sight from one end of the laneway to the other; and</p> <p>c. Laneways provide road dedication at strategic locations along the laneway to allow the construction of street lighting and any electrical pillars associated with the street lighting in accordance with current Australian Standards.</p> <p>Note - The dedication must allow for street lights to be provided on Council's standard alignment</p>								
Park ⁽⁵⁷⁾ and open space									
<p>PO28</p> <p>A hierarchy of Park⁽⁵⁷⁾ and open space is provided to meet the recreational needs of the community in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.4 - Green network and open space.</p> <p>Note - District level parks or larger may be required in certain locations in accordance with Part 4: Local Government Infrastructure Plan.</p>	<p>E28</p> <p>Development is in accordance with a Neighbourhood development plan.</p>								
<p>PO29</p> <p>Park⁽⁵⁷⁾ are provided within walking distance of all new residential lots as follows:</p> <p>a. district parks are provided within 15 minutes walking distance time of houses;</p> <p>b. local and neighbourhood parks are provided within 5 minutes walking distance time.</p>	<p>E29</p> <p>Development is in accordance with a Neighbourhood development plan.</p>								
<p>PO30</p> <p>Park⁽⁵⁷⁾ is of a size and design standard to meet the needs of the expected users. Parks⁽⁵⁷⁾ are provided as per the following table and seek to:</p> <p>a. retain stands of trees in Parks⁽⁵⁷⁾ – for environmental 'stepping stones' and for urban relief;</p> <p>b. locate on hilltops, gullies, river banks and between neighbourhoods.</p> <table border="1" data-bbox="129 1951 783 2110"> <thead> <tr> <th>Open space type</th> <th>Minimum area</th> <th>Walking catchment</th> <th>Rate</th> </tr> </thead> <tbody> <tr> <td>Small local park⁽⁵⁷⁾ recreation</td> <td>0.3 ha - 0.5 ha</td> <td>150-300m</td> <td>0.5ha/1000 persons</td> </tr> </tbody> </table>	Open space type	Minimum area	Walking catchment	Rate	Small local park ⁽⁵⁷⁾ recreation	0.3 ha - 0.5 ha	150-300m	0.5ha/1000 persons	<p>E30</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
Open space type	Minimum area	Walking catchment	Rate						
Small local park ⁽⁵⁷⁾ recreation	0.3 ha - 0.5 ha	150-300m	0.5ha/1000 persons						

7 Local plans

Performance outcomes				Examples that achieve aspects of the Performance Outcome
Local park ⁽⁵⁷⁾ recreation	0.5 ha - 1ha	400m		
District park ⁽⁵⁷⁾ recreation	4 ha	1.2km	0.5 ha/1000 persons	
District Civic park ⁽⁵⁷⁾ (town centre only)	3000m ²	n/a	n/a – only 1 needed in the town centre	
Regional/District sports*	4 parks add up to 80ha	n/a	4 parks @ 80ha each	
<p>* Regional and district parks have been identified on the Figure 7.2.3.4 - Green network and open space.</p>				
<p>PO31</p> <p>The safety and useability of parks is ensured through the careful design of the street network and lot locations which provide high levels of surveillance and access into the park⁽⁵⁷⁾ or open space area. The provision of parks will consider the following:</p> <ol style="list-style-type: none"> local and district parks are bordered by streets and not lots wherever possible; where lots do addresses local and district parks⁽⁵⁷⁾, fencing is provided along the park⁽⁵⁷⁾ boundary at a maximum height of 1m prior to the sealing of the plan of subdivision; the design of fencing and retaining features allows for safe and direct pedestrian access between the park⁽⁵⁷⁾ and private allotment through the use of private gates and limited retaining features along park⁽⁵⁷⁾ boundaries. 				<p>E31</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
Boundary realignment				
<p>PO32</p> <p>Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.</p>				No example provided.
<p>PO33</p> <p>Boundary realignment does not result in:</p> <ol style="list-style-type: none"> existing land uses on-site becoming non-complying with planning scheme criteria; lots being unserved by infrastructure; 				No example provided.

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>c. lots not providing for own private servicing</p> <p>d. adverse impacts on the quality and integrity of the biodiversity and ecological values inherent to a High Value Area identified in Overlay map - Environmental areas .</p>	
<p>PO34</p> <p>Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct, sub-precincts and any relevant other precinct.</p>	<p>E34</p> <p>Lot sizes and dimensions (excluding any access handles) comply with Lot Types A, B, C, D, E or F in accordance with Table 7.2.3.7.1.3: Lot Types.</p>
Reconfiguring existing development by Community Title	
<p>PO35</p> <p>Reconfiguring a lot which creates or amends a community title scheme as described in the <i>Body Corporate and Community Management Act 1997</i> is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is:</p> <p>a. inconsistent with any approvals on which those uses rely; or</p> <p>b. inconsistent with the for accepted development requirements applying to those uses at the time that they were established.</p> <p>Note - Examples of land uses becoming unlawful include, but are not limited to the following:</p> <p>a. Land on which a Dual occupancy⁽²¹⁾⁽²²⁾ has been established is reconfigured in a way that results in both dwellings no longer being on the one lot. The reconfiguring has the effect of transforming the development from a Dual occupancy⁽²¹⁾ to two separate Dwelling houses⁽²²⁾⁽²³⁾, at least one of which does not satisfy the requirements for accepted development applying to Dwelling houses⁽²²⁾.</p> <p>b. Land on which a Multiple dwelling⁽⁴⁹⁾ has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval.</p> <p>Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.</p>	<p>No example provided.</p>
Reconfiguring by Lease	

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO36</p> <p>Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is:</p> <ol style="list-style-type: none"> inconsistent with any approvals on which those uses rely; or inconsistent with the for accepted development requirements applying to those uses at the time that they were established. <p>Note - An example of a land use becoming unlawful is a Multiple dwelling⁽⁴⁹⁾ over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling⁽⁴⁹⁾.</p> <p>Editor's note - To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements.</p> <p>Editor's note - Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome:</p> <ol style="list-style-type: none"> a lease for a term, including renewal options, not exceeding 10 years; and an agreement for the exclusive use of part of the common property for a community titles scheme under the <i>Body Corporate and Community Management Act 1997</i>. 	<p>No example provided.</p>
Volumetric subdivision	
<p>PO37</p> <p>The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming non-complying with planning scheme criteria.</p> <p>Note - Examples may include but are not limited to:</p> <ol style="list-style-type: none"> where a dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use. 	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
Reticulated supply	
<p>PO38</p> <p>Each lot is provided with an appropriate level of service and infrastructure commensurate with the precinct. All services, including water supply, stormwater management, sewerage disposal, stormwater disposal, drainage, electricity, telecommunications and gas (if available) are provided in a manner that:</p> <ol style="list-style-type: none"> is efficient in delivery of service; is effective in delivery of service; is conveniently accessible in the event of maintenance or repair; minimises whole of life cycle costs for that infrastructure; minimises risk of potential adverse impacts on the natural and built environment; minimises risk of potential adverse impact on amenity and character values; recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources. 	<p>E38</p> <p>Lots are provided with:</p> <ol style="list-style-type: none"> a connection to the reticulated water supply infrastructure network; a connection to the sewerage infrastructure network; a connection to the reticulated electricity infrastructure network; and a physical connection to the telecommunication network, that where available to the land is part of the high speed broadband network.
Stormwater location and design	
<p>PO39</p> <p>The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.</p>	No example provided.
<p>PO40</p> <p>Stormwater drainage pipes and structures through or within private land are protected by easements in favour of Council with sufficient area for practical access for maintenance.</p> <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	No example provided.
<p>PO41</p> <p>Management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	No example provided.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>PO42</p> <p>Natural streams and riparian vegetation are retained and enhanced through revegetation.</p>	<p>No example provided.</p>
<p>PO43</p> <p>Areas constructed as detention basins are adaptable for passive recreation.</p>	<p>No example provided.</p>
<p>PO44</p> <p>Development maintains and improves the environmental values of waterway ecosystems.</p>	<p>No example provided.</p>
<p>PO45</p> <p>Constructed water bodies are not dedicated as public assets.</p>	<p>No example provided.</p>
<p>Stormwater management system</p>	
<p>PO46</p> <p>The major drainage system has the capacity to safely convey stormwater flows for the defined flood event.</p>	<p>E46</p> <p>The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event without allowing flows to encroach upon private lots.</p>
<p>PO47</p> <p>Overland flow paths (for any storm event) from roads and public open space areas do not pass through private lots.</p>	<p>E47</p> <p>Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
<p>PO48</p> <p>Development achieves the design objectives in Tables A and B in Appendix 2 of the SPP.</p> <p>Note - To demonstrate achievement of this performance outcome, a stormwater quality management is prepared by a suitably qualified person in accordance with Planning scheme policy - Stormwater management.</p>	<p>No example provided.</p>
<p>PO49</p> <p>The stormwater management system is designed to:</p> <ol style="list-style-type: none"> a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; 	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> c. preserve existing natural wetlands and associated vegetation buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect downstream and adjacent properties; i. protect and enhance riparian areas. 	
<p>PO50</p> <p>Design and construction of the stormwater management system:</p> <ul style="list-style-type: none"> a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; b. are co-ordinated with civil and other landscaping works; c. achieves Council's Total Water Management policy and the efficient use of water resources. <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	No example provided.
<p>PO51</p> <p>Where associated with a minor green corridor identified on Figure 7.2.3.4 - Green network and open space, development will adopt bio-retention systems for stormwater treatment that recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.</p> <p>Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design.</p>	No example provided.
Clearing of native vegetation	
<p>PO52</p> <p>Reconfiguring a lot facilitates the retention of native vegetation by:</p>	<p>E52</p> <p>Development is in accordance with a Neighbourhood development plan.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. 	
Noise	
<p>PO53</p> <p>Noise attenuation structure (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. <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>E53</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. are not visible from an adjoining road or public area unless; <ul style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <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>
Values and constraints requirements	

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<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>Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) for developable lots only</p> <p>Note - The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO54</p> <p>Lots are designed to:</p> <ol style="list-style-type: none"> minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; limit the possible spread paths of bushfire within the reconfiguring; achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event. 	<p>E54</p> <p>Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located:</p> <ol style="list-style-type: none"> within an appropriate development footprint; within the lowest hazard locations on a lot; to achieve minimum separation from any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level (BAL) of more than 29 (as identified under AS3959-2009), whichever is the greater; to achieve a minimum separation from any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level (BAL) of more than 29 (as identified under AS3959-2009), whichever is the greater; away from ridgelines and hilltops; on land with a slope of less than 15%; away from north to west facing slopes.
<p>PO55</p> <p>Lots provide adequate water supply and infrastructure to support fire-fighting.</p>	<p>E55</p> <p>For water supply purposes, reconfiguring a lot ensures that:</p> <ol style="list-style-type: none"> lots have access to a reticulated water supply provided by a distributor-retailer for the area; or where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10,000 litres and located within a development footprint.
<p>PO56</p> <p>Lots are designed to :</p>	<p>E56</p> <p>Reconfiguring a lot ensures a new lot is provided with:</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<ul style="list-style-type: none"> a. promote safe site access by avoiding potential entrapment situations; b. promote accessibility and manoeuvring for fire fighting during bushfire. 	<ul style="list-style-type: none"> a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
<p>PO57</p> <p>Lots ensure the road layout and design supports:</p> <ul style="list-style-type: none"> a. safe and efficient emergency services access to sites; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation. 	<p>E57</p> <p>Reconfiguring a lot provides a road layout which:</p> <ul style="list-style-type: none"> a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: <ul style="list-style-type: none"> i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: <ul style="list-style-type: none"> i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land.

Performance outcomes	Examples that achieve aspects of the Performance Outcome
	<ul style="list-style-type: none"> c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO58</p> <p>Lots do not:</p> <ul style="list-style-type: none"> a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place. 	<p>No example provided.</p>
<p>High voltage electricity line buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO59</p> <p>Lots provide a development footprint outside of the buffer.</p>	<p>No example provided.</p>
<p>PO60</p> <p>The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply.</p>	<p>E60</p> <p>No new lots are created within the buffer area.</p>
<p>PO61</p> <p>The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.</p>	<p>E61</p> <p>No new lots are created within the buffer area.</p>
<p>PO62</p> <p>Boundary realignments:</p> <ul style="list-style-type: none"> a. do not result in the creation of additional building development within the buffer; 	<p>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
a. result in the reduction of building development opportunities within the buffer.	
<p>Bulk water supply infrastructure buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO63</p> <p>Lots provide a development footprint outside of the buffer.</p>	No example provided.
<p>PO64</p> <p>The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply.</p>	No example provided.
<p>PO65</p> <p>The creation of lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.</p>	No example provided.
<p>PO66</p> <p>Boundary realignments:</p> <p>a. do not result in the creation of additional building development within the buffer;</p> <p>b. results in the reduction of building development opportunities within the buffer.</p>	No example provided.
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO67</p> <p>Development:</p> <p>a. minimises the risk to persons from overland flow;</p> <p>b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.</p>	No example provided.
PO68	E68

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..</p>	<p>Development ensures that any buildings are not located in an Overland flow path area.</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 property.</p>
<p>PO69</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. <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>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>No example provided.</p>
<p>PO70</p> <p>Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.</p>	<p>E70</p> <p>Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.</p>
<p>PO71</p> <p>Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development</p>	<p>E71.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ul style="list-style-type: none"> a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcome
<p>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>E71.2</p> <p>Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.</p>
<p>PO72</p> <p>Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one property; and inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO73</p> <p>Development for a Park⁽⁵⁷⁾ 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"> public benefit and enjoyment is maximised; impacts on the asset life and integrity of park structures is minimised; maintenance and replacement costs are minimised. 	<p>E73</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated Design.</p>

Table 7.2.3.7.1.3 - Lot Types

Lot Type	A	B	C	D	E	F
Primary Frontage <i>(metres)</i>	7.5	>7.5 - 10	>10 - 12.5	>12.5 - 18	>18 - 32	32+
Lot Depth <i>(metres)</i>	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35
Built to Boundary	<i>Mandatory built to boundary both sides.</i>	<i>Mandatory built to boundary one side.</i>	<i>Mandatory built to boundary one side.</i>			

7 Local plans

7.2.3.7.2 Town centre precinct

7.2.3.7.2.1 Application - Reconfiguring a lot code - Town centre precinct

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Caboolture West local plan - Town centre precinct, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 7.2.3.7 - Reconfiguring a lot code and the following additional Caboolture West local plan - Town centre precinct specific overall outcomes:
 - a. Reconfiguring a lot is in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan.
 - b. Reconfiguring a lot contributes to the consolidation of the Town centre precinct through greater land use efficiency.
 - c. Reconfiguring a lot maintains lot sizes and dimensions which are able to support increased scale and intensity of mixed use development commensurate with Town centre precinct activities consistent in the applicable sub-precinct.
 - d. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
 - iv. protecting native species and protecting and enhancing native species habitat;
 - v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
 - vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
 - viii. Ensuring effective and efficient disaster management response and recovery capabilities.
 - e. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:
 - i. responds to the risk presented by overland flow and minimises risk to personal safety;
 - ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
 - iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
 - f. Reconfiguring a lot achieves the intent and purpose of the Town centre precinct outcomes as identified in Part 7.
 - g. The Town centre is configured into a block structure with a 200m grid pattern of two main streets and intersecting major streets. Blocks are to be of a length and include breaks that respond to the intended use of the precinct. (i.e. the centre core should consist of longer blocks to be more pedestrian friendly while blocks in the Urban sub-precinct should be of a finer grain (i.e. shorter with more frequent breaks) to provide better accessibility and connectivity).

7.2.3.7.2.2 Requirement for assessment

To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part C, Table 7.2.3.7.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part C Table 7.2.3.7.2.1, the category of development changes to assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes
RAD1	PO1, PO2, PO30
RAD2	PO2, PO30
RAD3	PO30
RAD4	PO2
RAD5	PO30
RAD6	PO34

Part C - Requirements for accepted development - Reconfiguring a lot code - Town centre precinct

Table 7.2.3.7.2.1 Requirements for accepted development - Reconfiguring a lot code - Town centre precinct

Requirements for accepted development	
General requirements	
Boundary realignment for developable and developed lots only	
RAD1	<p>Lots created by boundary realignment:</p> <ol style="list-style-type: none"> contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; have constructed road access; do not require additional infrastructure connections or modification to existing connections. do not result in the creation of any additional lots;
RAD2	<p>Boundary realignment does not result in existing land uses on-site becoming non-complying with planning scheme criteria.</p> <p>Note - examples may include but are not limited to:</p> <ol style="list-style-type: none"> minimum lot size requirements; minimum or maximum required setbacks parking and access requirements; servicing and Infrastructure requirements; dependant elements of an existing or approved land use being separately titled, including but not limited to: <ol style="list-style-type: none"> Where premises are approved as Multiple dwelling⁽⁴⁹⁾ with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling⁽⁴⁹⁾ approval.

7 Local plans

Requirements for accepted development																					
	<ul style="list-style-type: none"> ii. Where a commercial or industrial land use contains an ancillary office⁽⁵³⁾, the office⁽⁵³⁾ cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use. 																				
RAD3	<p>For developed lots, resulting lots comply with the following minimum lot sizes and dimensions:</p> <table border="1"> <thead> <tr> <th>Precinct</th> <th>Area</th> <th>Frontage</th> <th>Depth</th> </tr> </thead> <tbody> <tr> <td>Urban living precinct</td> <td>-</td> <td>7.5m</td> <td>25m</td> </tr> <tr> <td>Town centre precinct</td> <td>1000m²</td> <td>40m</td> <td>-</td> </tr> <tr> <td>Enterprise and employment precinct</td> <td>1000m²</td> <td>40m</td> <td>-</td> </tr> <tr> <td>Green network precinct</td> <td>-</td> <td>-</td> <td>-</td> </tr> </tbody> </table>	Precinct	Area	Frontage	Depth	Urban living precinct	-	7.5m	25m	Town centre precinct	1000m ²	40m	-	Enterprise and employment precinct	1000m ²	40m	-	Green network precinct	-	-	-
Precinct	Area	Frontage	Depth																		
Urban living precinct	-	7.5m	25m																		
Town centre precinct	1000m ²	40m	-																		
Enterprise and employment precinct	1000m ²	40m	-																		
Green network precinct	-	-	-																		
RAD4	For developable lots, resulting lots comply with the minimum lot size requirement of 20 hectares.																				
RAD5	No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.																				
RAD6	Boundary realignment does not result in the clearing of any Habitat trees.																				

Part D - Criteria for assessable development - Reconfiguring a lot code - Town centre precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part D, Table 7.2.3.7.2.2 as well as the purpose statement and overall outcomes of this code.

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

Table 7.2.3.7.2.2 Assessable development - Reconfiguring a lot code - Town centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Where on a developable lot or creating developable lots	
Lot size and design	
PO1 Reconfiguring a lot does not result in additional lots.	No example provided
Boundary realignment	
PO2 Boundary realignments do not result in the: <ul style="list-style-type: none"> a. fragmentation or alienation of the land or result in the loss of land for future urban purposes; 	No example provided

Performance outcomes	Examples that achieve aspects of the Performance Outcomes									
<ul style="list-style-type: none"> b. delay the use of the land for urban purposes; c. existing land uses on-site becoming non-compliant due to: <ul style="list-style-type: none"> i. lot size; ii. parking requirements; iii. servicing; iv. dependant elements of an existing or approved land use being separately titled. 										
Where on a developed lot or creating developed lots										
Lot size and design										
<p>PO3</p> <p>Lots have appropriate area and dimension for the establishment of uses consistent with the applicable sub-precinct of the Town centre precinct, having regard to:</p> <ul style="list-style-type: none"> a. convenient and safe access; b. on-site car parking; c. service vehicle access and manoeuvring; d. appropriately sited loading and servicing areas; e. setbacks, buffers to sensitive land uses and landscaping where required; f. providing for rear service lane access where possible. <p>Note - refer to the overall outcomes for the Town centre precinct and sub-precinct for consistent uses.</p>	<p>E3</p> <p>Development is in accordance with a Neighbourhood development plan.</p> <p>OR</p> <p>Lots comply with the following minimum sizes to facilitate appropriate uses and preferred scale and intensity of development:</p> <table border="1" data-bbox="805 1227 1465 1384"> <thead> <tr> <th data-bbox="805 1227 1070 1279">Town centre precinct</th> <th data-bbox="1070 1227 1273 1279">Min. lot size</th> <th data-bbox="1273 1227 1465 1279">Min. frontage</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="805 1279 1465 1330" style="text-align: center;">Sub-precincts</td> </tr> <tr> <td data-bbox="805 1330 1070 1384">All sub-precincts</td> <td data-bbox="1070 1330 1273 1384">1000m²</td> <td data-bbox="1273 1330 1465 1384">40m</td> </tr> </tbody> </table>	Town centre precinct	Min. lot size	Min. frontage	Sub-precincts			All sub-precincts	1000m ²	40m
Town centre precinct	Min. lot size	Min. frontage								
Sub-precincts										
All sub-precincts	1000m ²	40m								
<p>PO4</p> <p>The layout and frontage of lots does not result in:</p> <ul style="list-style-type: none"> a. vehicle crossing on street frontages identified with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.2.5 - Driveway crossover restrictions; 	<p>E4</p> <p>Development is in accordance with a Neighbourhood development plan.</p>									

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>b. additional vehicle cross overs that will impede pedestrian activity on the street frontage;</p> <p>c. lots having a primary street frontage of less than 20m are provided with a secondary street access for vehicle movements.</p>	
<p>PO5</p> <p>Shared vehicle access arrangements are provided, where possible, between adjoining centre properties.</p> <p>Note - an access easement may be required to be registered to ensure shared access between properties is permitted.</p>	<p>E5</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO6</p> <p>The creation of allotments on major streets when shown on a Neighbourhood development plan (refer Figure 7.2.3.2 - Movement, major streets) does not adversely affect the safety and efficiency of the road network. New lots on higher order roads are provided with a secondary street access for vehicle movements.</p>	<p>E6</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO7</p> <p>Where adjacent to existing or proposed public spaces, reconfiguring a lot promotes safety, amenity and activity within the public space by facilitating connections to any existing footpaths or roadways.</p>	<p>E7</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO8</p> <p>Reconfiguring a lot does not compromise potential future connections with adjoining roadways, uses or lots by way of inappropriate boundary or road reserve locations.</p>	<p>E8</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO9</p> <p>The layout of the development results in the creation of a strong and positive identity through:</p> <p>a. the provision of clearly legible movement and open space networks;</p> <p>b. an appropriate design response to site and locality characteristics.</p>	<p>E9</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO10</p>	<p>E10</p> <p>Development is in accordance with a Neighbourhood development plan.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>Lots do not compromise the viability of adjoining lots and provide for optimum integration with existing or future development on surrounding land, having regard to:</p> <ul style="list-style-type: none"> a. the connectivity of access and open space networks; b. the efficient provisions of infrastructure; c. the appropriate location of boundaries and road reserves. 	
Reticulated supply	
<p>PO11</p> <p>Each lot is provided with an appropriate level of service and infrastructure commensurate with the Town centre precinct. All services, including water supply, stormwater management, sewage disposal, electricity, telecommunications and gas (if available) are provided in a manner that:</p> <ul style="list-style-type: none"> a. is efficient in delivery of service; b. is effective in delivery of service; c. is conveniently accessible in the event of maintenance or repair; d. minimises whole of life cycle costs for that infrastructure; e. minimises risk of potential adverse impacts on the natural and built environment; f. minimises risk of potential adverse impact on amenity and character values; g. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources. 	<p>E11</p> <p>New lots are provided with:</p> <ul style="list-style-type: none"> a. a connection to the reticulated water supply infrastructure network; b. a connection to the reticulated sewerage infrastructure network; c. a connection to the reticulated electricity infrastructure network; d. where available, access to a high speed telecommunication network.
Street network	
<p>PO12</p> <p>The street network creates convenient access to major streets for heavy vehicles and commercial traffic without introducing through traffic to residential streets. The street network is designed in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.2</p>	<p>E12</p> <p>Development is in accordance with a Neighbourhood development plan.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>- Movement, major streets, Figure 7.2.3.2.2 - Indicative street network and Figure 7.2.3.2.3 - Movement, key streets and connections.</p>	
<p>PO13</p> <p>The road network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type in accordance with Planning scheme policy - Integrated design.</p>	<p>E13</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO14</p> <p>Movement networks encourage walking and cycling and a safe environment for pedestrians and cyclists. The street network is designed in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.3 - Movement, walking and cycling.</p>	<p>E14</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO15</p> <p>Street layouts are designed to connect to surrounding neighbourhoods by providing an interconnected street, pedestrian and cyclist networks that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas for access and emergency management purposes. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on when alternative access points should be provided for emergency management purposes.</p>	<p>E15</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>Stormwater location and design</p>	
<p>PO16</p> <p>Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.</p>	<p>E16</p> <p>The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.</p>
<p>PO17</p> <p>The development is planned and designed considering:</p> <ul style="list-style-type: none"> a. the land use constraints of the site; b. water sensitive urban design principles. 	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>PO18</p> <p>Stormwater drainage pipes and structures through or within private land are protected by easements in favour of Council with sufficient area for practical access for maintenance.</p> <p>Note - refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	No example provided.
<p>PO19</p> <p>Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	No example provided.
<p>PO20</p> <p>Natural streams and riparian vegetation are retained and enhanced through revegetation.</p>	No example provided.
<p>PO21</p> <p>Areas constructed as detention basins are adaptable for passive recreation.</p>	No example provided.
<p>PO22</p> <p>Development maintains and improves the environmental values of waterway ecosystems.</p>	No example provided.
<p>PO23</p> <p>Constructed waterbodies proposed to be dedicated as public assets are to be avoided.</p>	No example provided.
Stormwater management system	
<p>PO24</p> <p>The major drainage system has the capacity to safely convey stormwater flows for the defined flood event (DFE).</p>	<p>E24</p> <p>The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event (DFE) without allowing flows to encroach upon private lots.</p>
<p>PO25</p> <p>Overland flow paths (for any storm event) from roads and public open space areas do not pass through private lots.</p>	<p>E25</p> <p>Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>PO26</p> <p>Development achieves design objectives in Tables A and B in Appendix 2 of the SPP.</p> <p>Note - to demonstrate achievement of this performance outcome, a stormwater quality management is prepared by a suitably qualified person in accordance with Planning scheme policy - Stormwater management.</p>	<p>No example provided.</p>
<p>PO27</p> <p>The stormwater management system is designed to:</p> <ol style="list-style-type: none"> a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas. 	<p>No example provided.</p>
<p>PO28</p> <p>Design and construction of the stormwater management system:</p> <ol style="list-style-type: none"> a. utilise methods and materials to minimise the whole of life-cycle costs of the stormwater management system; b. are coordinated with civil and other landscaping works. <p>Note - refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p>PO29</p>	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>Where associated with a minor green corridor (refer Figure 7.2.3.4 - Green network and open space, Figure 7.2.3.2.1 - Urban design framework), development will adopt bio-retention systems for stormwater treatment that recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.</p> <p>Note -To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design</p>	
Boundary realignment	
<p>PO30</p> <p>Boundary realignment:</p> <ol style="list-style-type: none"> a. does not result in the creation, or in the potential creation of, additional lots; b. is an improvement on the existing land use situation; c. do not result in existing land uses on-site becoming non-compliant with planning scheme criteria; d. results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct, sub-precinct and any relevant other precinct; e. infrastructure and services are wholly contained within the lot they serve; f. ensures the uninterrupted continuation of lots providing for their own private servicing. 	No example provided.
Reconfiguring a lot other than creating freehold lots	
<p>PO31</p> <p>Reconfiguring a lot which creates or amends a community title scheme as described in the <i>Body Corporate and Community Management Act 1997</i> is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is:</p> <ol style="list-style-type: none"> a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. 	No example provided.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>Note -An examples of land uses becoming unlawful includes, but are not limited to the following land on which a multiple dwelling⁽⁴⁹⁾ has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval.</p> <p>Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.</p>	
<h3>Reconfiguring by Lease</h3>	
<p>PO32</p> <p>Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is:</p> <ol style="list-style-type: none"> a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. <p>Note - An example of a land use becoming unlawful is a building over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the building.</p> <p>Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements.</p> <p>Editor's note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome:</p> <ol style="list-style-type: none"> a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the <i>Body Corporate and Community Management Act 1997</i>. 	<p>No example provided.</p>
<h3>Volumetric subdivision</h3>	
<p>PO33</p>	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the zone and does not result in existing land uses on site becoming non-compliant.</p> <p>Note - An example includes but is not limited to:</p> <p>a. Where a commercial or industrial land use contains an ancillary office, the office cannot be separately titled as it is considered part of the commercial or industrial use.</p>	
Clearing of native vegetation	
<p>PO34</p> <p>Reconfiguring a lot facilitates the retention of native vegetation by:</p> <p>a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable;</p> <p>b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</p> <p>c. providing safe, unimpeded, convenient and ongoing wildlife movement;</p> <p>d. avoiding creating fragmented and isolated patches of native vegetation.</p> <p>e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected;</p> <p>f. ensuring that soil erosion and land degradation does not occur;</p> <p>g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.</p>	<p>E34</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
Noise	
<p>PO35</p> <p>Noise attenuation structure (e.g. walls, barriers or fences):</p> <p>a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport</p>	<p>E35</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <p>a. are not visible from an adjoining road or public area unless;</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</p> <p>b. maintain the amenity of the streetscape.</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>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>i. adjoining a motorway or rail line; or</p> <p>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.</p> <p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <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>
Values and constraints criteria	
<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>Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) where on a developable lots</p> <p>Note - The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO36</p> <p>Lots are designed to:</p> <p>a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures;</p> <p>b. limit the possible spread paths of bushfire within the reconfiguring;</p> <p>c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events;</p> <p>d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.</p>	<p>E36</p> <p>Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located:</p> <p>a. within an appropriate development footprint;</p> <p>b. within the lowest hazard locations on a lot;</p> <p>c. to achieve minimum separation from any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level (BAL) of more than 29 (as identified under AS3959-2009), whichever is the greater;</p> <p>d. to achieve a minimum separation from any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level (BAL) of more than 29 (as identified under AS3959-2009), whichever is the greater;</p> <p>e. away from ridgelines and hilltops;</p> <p>f. on land with a slope of less than 15%;</p> <p>g. away from north to west facing slopes.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>PO37</p> <p>Lots provide adequate water supply and infrastructure to support fire-fighting.</p>	<p>E37</p> <p>For water supply purposes, reconfiguring a lot ensures that:</p> <ul style="list-style-type: none"> a. lots have access to a reticulated water supply provided by a distributor-retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10,000 litres and located within a development footprint.
<p>PO38</p> <p>Lots are designed to :</p> <ul style="list-style-type: none"> a. promote safe site access by avoiding potential entrapment situations; b. promote accessibility and manoeuvring for fire fighting during bushfire. 	<p>E38</p> <p>Reconfiguring a lot ensures a new lot is provided with:</p> <ul style="list-style-type: none"> a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
<p>PO39</p> <p>Lots ensure the road layout and design supports:</p> <ul style="list-style-type: none"> a. safe and efficient emergency services access to sites; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation. 	<p>E39</p> <p>Reconfiguring a lot provides a road layout which:</p> <ul style="list-style-type: none"> a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: <ul style="list-style-type: none"> i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with QLD Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: <ul style="list-style-type: none"> i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%;

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
	<ul style="list-style-type: none"> iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. <p>c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and</p> <p>d. excludes dead-end roads.</p>
<p>High voltage electricity line buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO40</p> <p>Lots provide a development footprint outside of the buffer.</p>	<p>No example provided.</p>
<p>PO41</p> <p>The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply.</p>	<p>E41</p> <p>No new lots are created within the buffer area.</p>
<p>PO42</p> <p>The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.</p>	<p>E42</p> <p>No new lots are created within the buffer area.</p>
<p>PO43</p> <p>Boundary realignments:</p> <ul style="list-style-type: none"> i. do not result in the creation of additional building development within the buffer; ii. result in the reduction of building development opportunities within the buffer. 	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO44</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. 	<p>No example provided.</p>
<p>PO45</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..</p>	<p>E45</p> <p>Development ensures that any buildings are not located in an Overland flow path area.</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 property.</p>
<p>PO46</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. <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>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>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>PO47</p> <p>Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.</p>	<p>E47</p> <p>Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.</p>
<p>PO48</p> <p>Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained.</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E48.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ul style="list-style-type: none"> a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. <p>E48.2</p> <p>Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.</p>
<p>PO49</p> <p>Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:</p> <ul style="list-style-type: none"> a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO50</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ul style="list-style-type: none"> a. public benefit and enjoyment is maximised; 	<p>E50</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated Design.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<ul style="list-style-type: none"> b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised. 	

7 Local plans

7.2.3.7.3 Enterprise and employment precinct

7.2.3.7.3.1 Application - Reconfiguring a lot code - Enterprise and employment precinct

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Caboolture West local plan - Enterprise and employment precinct, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 7.2.3.7 - Reconfiguring a lot code and the following additional Caboolture West local plan - Enterprise and employment precinct specific overall outcomes:
 - a. Reconfiguring a lot is in accordance with any relevant Neighbourhood development plan and conceptually with Figure 7.2.3.1 - Caboolture West structure plan.
 - b. Industrial lots have access to a sufficient level of infrastructure and essential services and convenient access to major transport routes.
 - c. Reconfiguring a lot for industry purposes ensures that lot sizes and dimensions are appropriate for the scale, intensity and operation of uses consistent in the applicable sub-precinct.
 - d. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
 - iv. protecting native species and protecting and enhancing native species habitat;
 - v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
 - vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
 - viii. Ensuring effective and efficient disaster management response and recovery capabilities.
 - e. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:
 - i. responds to the risk presented by overland flow and minimises risk to personal safety;
 - ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
 - iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
 - f. Reconfiguring a lot achieves the intent and purpose of the Enterprise and employment precinct and relevant sub-precinct outcomes as identified in Part 7.

7.2.3.7.3.2 Requirement for assessment

To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part E, Table 7.2.3.7.3.1. Where the development does not meet a requirement for accepted development (RAD) within Part E Table 7.2.3.7.3.1, the category of development changes to assessable development under the rules outlined in section 5.3.3. (1), and assessment is

against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes
RAD1	PO1, PO2, PO30
RAD2	PO2, PO30
RAD3	PO30
RAD4	PO2
RAD5	PO30
RAD6	PO34

Part E - Requirements for accepted development - Reconfiguring a lot code - Enterprise and employment precinct

Table 7.2.3.7.3.1 Requirements for accepted development - Reconfiguring a lot code - Enterprise and employment precinct

Requirements for accepted development	
General requirements	
Boundary realignment for developable and developed lots	
RAD1	<p>Lots created by boundary realignment:</p> <ol style="list-style-type: none"> a. contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; b. have constructed road access; c. do not require additional infrastructure connections or modification to existing connections. d. do not result in the creation of any additional lots;
RAD2	<p>Boundary realignment does not result in existing land uses on-site becoming non-complying with planning scheme criteria.</p> <p>Note - Examples may include but are not limited to:</p> <ol style="list-style-type: none"> a. minimum lot size requirements; b. minimum or maximum required setbacks c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: <ol style="list-style-type: none"> i. Where premises are approved as Multiple dwelling⁽⁴⁹⁾ with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling⁽⁴⁹⁾ approval.

7 Local plans

Requirements for accepted development																									
	<ul style="list-style-type: none"> ii. Where a commercial or industrial land use contains an ancillary office⁽⁵³⁾, the office⁽⁵³⁾ cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use. 																								
RAD3	<p>For developed lots, resulting lots comply with the following minimum lot sizes and dimensions:</p> <table border="1"> <thead> <tr> <th>Precinct</th> <th>Area</th> <th>Frontage</th> <th>Depth</th> </tr> </thead> <tbody> <tr> <td>Urban living precinct</td> <td>-</td> <td>7.5m</td> <td>25m</td> </tr> <tr> <td>Town centre precinct</td> <td>1000m²</td> <td>40m</td> <td>-</td> </tr> <tr> <td>Enterprise and employment precinct</td> <td>1000m²</td> <td>40m</td> <td>-</td> </tr> <tr> <td>Green network precinct</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Rural living precinct</td> <td>6000m²</td> <td>-</td> <td>-</td> </tr> </tbody> </table>	Precinct	Area	Frontage	Depth	Urban living precinct	-	7.5m	25m	Town centre precinct	1000m ²	40m	-	Enterprise and employment precinct	1000m ²	40m	-	Green network precinct	-	-	-	Rural living precinct	6000m ²	-	-
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Green network precinct	-	-	-																						
Rural living precinct	6000m ²	-	-																						
RAD4	For developable lots, resulting lots comply with the minimum lot size requirement of 20 hectares.																								
RAD5	No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.																								
RAD6	Boundary realignment does not result in the clearing of any Habitat trees.																								

Part F - Criteria for assessable development - Reconfiguring a lot code - Enterprise and employment precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part F, Table 7.2.3.7.3.2 as well as the purpose statement and overall outcomes of this code.

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

Table 7.2.3.7.3.2 Assessable development - Reconfiguring a lot code - Enterprise and employment precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Where on a developable lot or creating developable lots	
Lot size and design	
PO1 Reconfiguring a lot does not result in additional lots.	No example provided
Boundary realignment	
PO2 Boundary realignments do not result in the:	No example provided

Performance outcomes	Examples that achieve aspects of the Performance Outcomes									
<p>a. fragmentation or alienation of the land or result in the loss of land for future urban purposes;</p> <p>b. delay the use of the land for urban purposes;</p> <p>c. existing land uses on-site becoming non-compliant due to:</p> <ul style="list-style-type: none"> i. lot size; ii. parking requirements; iii. servicing; iv. dependant elements of an existing or approved land use being separately titled. 										
Where on a developed lot or creating developed lots										
Lot size and design										
<p>PO3</p> <p>Lots have appropriate area and dimension for the establishment of uses consistent with the applicable sub-precinct in the Enterprise and employment precinct, having regard to:</p> <ul style="list-style-type: none"> a. convenient and safe access; b. on-site car parking; c. service vehicle access and manoeuvring; d. appropriately sited loading and servicing areas; e. setbacks, buffers to sensitive land uses and landscaping where required; f. lots provide for rear service lane access where possible. <p>Note - Refer to the overall outcomes for the Enterprise and employment precinct and sub-precincts for consistent uses.</p>	<p>E3</p> <p>Development is in accordance with a Neighbourhood development plan.</p> <p>OR</p> <p>Lots comply with the following minimum sizes to facilitate appropriate uses and preferred scale and intensity of development:</p> <table border="1" data-bbox="810 1317 1332 1478"> <thead> <tr> <th data-bbox="810 1317 1035 1368">Town centre precinct</th> <th data-bbox="1037 1317 1177 1368">Min. lot size</th> <th data-bbox="1179 1317 1332 1368">Min. frontage</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="810 1370 1332 1422" style="text-align: center;">Sub-precincts</td> </tr> <tr> <td data-bbox="810 1424 1035 1478">All sub-precincts</td> <td data-bbox="1037 1424 1177 1478">1000m²</td> <td data-bbox="1179 1424 1332 1478">40m</td> </tr> </tbody> </table>	Town centre precinct	Min. lot size	Min. frontage	Sub-precincts			All sub-precincts	1000m ²	40m
Town centre precinct	Min. lot size	Min. frontage								
Sub-precincts										
All sub-precincts	1000m ²	40m								
<p>PO4</p> <p>The layout and frontage of lots does not result in:</p> <ul style="list-style-type: none"> a. vehicle crossings on street frontages identified in a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.2.5 - Driveway crossover restrictions; 	<p>E4</p> <p>Development is in accordance with a Neighbourhood development plan.</p>									

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>b. additional vehicle cross overs that will impede pedestrian activity on the street frontage;</p> <p>c. lots having a primary street frontage of less than 20m are provided with a secondary street access for vehicle movement.</p>	
<p>PO5</p> <p>Shared vehicle access arrangements are provided , where possible, between adjoining centre properties.</p> <p>Note - An access easement may be required to be registered to ensure shared access between properties is permitted.</p>	<p>E5</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO6</p> <p>The creation of allotments on major streets when shown on a Neighbourhood development plan (refer Figure 7.2.3.2 Movement, major streets) does not adversely affect the safety and efficiency of the road network. New lots on higher order roads are provided with a secondary street access for vehicle movements.</p>	<p>E6</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO7</p> <p>Where adjacent to existing or proposed public spaces, reconfiguring a lot promotes safety, amenity and activity within the public space by facilitating connections to any existing footpaths or roadways.</p>	<p>E7</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO8</p> <p>Reconfiguring a lot does not compromise potential future connections with adjoining roadways, uses or lots by way of inappropriate boundary or road reserve locations.</p>	<p>E8</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO9</p> <p>The layout of the development results in the creation of a strong and positive identity through:</p> <p>a. the provision of clearly legible movement and open space networks;</p> <p>b. an appropriate design response to site and locality characteristics.</p>	<p>E9</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO10</p> <p>Lots do not compromise the viability of adjoining lots and provide for optimum integration with existing or future development on surrounding land, having regard to:</p>	<p>E10</p> <p>Development is in accordance with a Neighbourhood development plan.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<ul style="list-style-type: none"> a. the connectivity of access and open space networks; b. the efficient provisions of infrastructure; c. the appropriate location of boundaries and road reserves. 	
<p>PO11</p> <p>Cul-de-sac or dead end streets are not proposed unless:</p> <ul style="list-style-type: none"> a. topography or other physical barriers exist to the continuance of the street network or connection to an existing road is not permitted; b. there are no appropriate alternative solutions; c. the cul-de-sac or dead end street will facilitate future connections to adjoining land or development. <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.</p>	<p>E11</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
Reticulated supply	
<p>PO12</p> <p>Each lot is provided with an appropriate level of service and infrastructure commensurate with the Enterprise and employment precinct. All services, including water supply, stormwater management, sewage disposal, electricity, telecommunications and gas (if available) are provided in a manner that:</p> <ul style="list-style-type: none"> a. is efficient in delivery of service; b. is effective in delivery of service; c. is conveniently accessible in the event of maintenance or repair; d. minimises whole of life cycle costs for that infrastructure; e. minimises risk of potential adverse impacts on the natural and built environment; f. minimises risk of potential adverse impact on amenity and character values; g. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources. 	<p>E12</p> <p>New lots are provided with:</p> <ul style="list-style-type: none"> a. a connection to the reticulated water supply infrastructure network; b. a connection to the reticulated sewerage infrastructure network; c. a connection to the reticulated electricity infrastructure network; d. where available, access to a high speed telecommunication network.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Street network	
<p>PO13</p> <p>The street network creates convenient access to major streets for heavy vehicles and commercial traffic without introducing through traffic to residential streets. The street network is designed in accordance with a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.2 - Movement, major streets, Figure 7.2.3.2.2 - Indicative street network, Figure 7.2.3.2.3 - Movement, key streets and connections.</p>	<p>E13</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO14</p> <p>The street network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type in accordance with Planning scheme policy - Integrated design.</p>	<p>E14</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO15</p> <p>Street layouts are designed to connect to surrounding neighbourhoods by providing an interconnected street, pedestrian and cyclist networks that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas for access and emergency management purposes. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on when alternative access points should be provided for emergency management purposes.</p>	<p>E15</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
Stormwater location and design	
<p>PO16</p> <p>Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.</p>	<p>E16</p> <p>The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.</p>
<p>PO17</p> <p>The development is planned and designed considering:</p> <ol style="list-style-type: none"> a. the land use constraints of the site; b. water sensitive urban design principles. 	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>PO18</p> <p>Stormwater drainage pipes and structures through or within private land are protected by easements in favour of Council with sufficient area for practical access for maintenance.</p> <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	No example provided.
<p>PO19</p> <p>Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	No example provided.
<p>PO20</p> <p>Natural streams and riparian vegetation are retained and enhanced through revegetation.</p>	No example provided.
<p>PO21</p> <p>Areas constructed as detention basins are adaptable for passive recreation.</p>	No example provided.
<p>PO22</p> <p>Development maintains and improves the environmental values of waterway ecosystems.</p>	No example provided.
<p>PO23</p> <p>Constructed waterbodies proposed to be dedicated as public assets are to be avoided.</p>	No example provided.
Stormwater management system	
<p>PO24</p> <p>The major drainage system has the capacity to safely convey stormwater flows for the defined flood event (DFE).</p>	<p>E24</p> <p>The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event (DFE) without allowing flows to encroach upon private lots.</p>
<p>PO25</p> <p>Overland flow paths (for any storm event) from roads and public open space areas do not pass through private lots.</p>	<p>E25</p> <p>Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>PO26</p> <p>Development achieves design objectives in Tables A and B in Appendix 2 of the SPP.</p> <p>Note - To demonstrate achievement of this performance outcome, a stormwater quality management is prepared by a suitably qualified person in accordance with Planning scheme policy - Stormwater management.</p>	<p>No example provided.</p>
<p>PO27</p> <p>The stormwater management system is designed to:</p> <ol style="list-style-type: none"> a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas. 	<p>No example provided.</p>
<p>PO28</p> <p>Design and construction of the stormwater management system:</p> <ol style="list-style-type: none"> a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; b. are coordinated with civil and other landscaping works. <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p>PO29</p>	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>Where associated with a minor green corridor (refer Figure 7.2.3.4 - Green network and open space), development will adopt bio-retention systems for stormwater treatment that recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.</p> <p>Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design.</p>	
Boundary realignment	
<p>PO30</p> <p>Boundaries realignment:-</p> <ol style="list-style-type: none"> a. does not result in the creation, or in the potential creation of, additional lots; b. is an improvement on the existing land use situation; c. do not result in existing land uses on-site becoming non-compliant with planning scheme criteria; d. results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct, sub-precinct and any other relevant other precinct; e. infrastructure and services are wholly contained within the lot they serve; f. ensures the uninterrupted continuation of lots providing for their own private servicing. 	No example provided.
Reconfiguring a lot other than creating freehold lots	
<p>PO31</p> <p>Reconfiguring a lot which creates or amends a community title scheme as described in the <i>Body Corporate and Community Management Act 1997</i> is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is:</p> <ol style="list-style-type: none"> a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. 	No example provided.

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>Note -An examples of land uses becoming unlawful includes, but are not limited to the following land on which a building has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval.</p> <p>Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.</p>	
Reconfiguring by Lease	
<p>PO32</p> <p>Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is:</p> <ol style="list-style-type: none"> a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. <p>Note - An example of a land use becoming unlawful is a building over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the building.</p> <p>Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements.</p> <p>Editor's note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome:</p> <ol style="list-style-type: none"> a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the <i>Body Corporate and Community Management Act 1997</i>. 	<p>No example provided.</p>
Volumetric subdivision	
<p>PO33</p>	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the zone and does not result in existing land uses on site becoming non-compliant.</p> <p>Note - Example include but are not limited to:</p> <p>a. Where a commercial or industrial land use contains an ancillary office, the office cannot be separately titled as it is considered part of the commercial or industrial use.</p>	
Clearing of native vegetation	
<p>PO34</p> <p>Reconfiguring a lot facilitates the retention of native vegetation by:</p> <p>a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable;</p> <p>b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</p> <p>c. providing safe, unimpeded, convenient and ongoing wildlife movement;</p> <p>d. avoiding creating fragmented and isolated patches of native vegetation.</p> <p>e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected;</p> <p>f. ensuring that soil erosion and land degradation does not occur;</p> <p>g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.</p>	<p>E34</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
Noise	
<p>PO35</p> <p>Noise attenuation structure (e.g. walls, barriers or fences):</p> <p>a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</p> <p>b. maintain the amenity of the streetscape.</p>	<p>E35</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <p>a. are not visible from an adjoining road or public area unless;</p> <p>i. adjoining a motorway or rail line; or</p> <p>ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<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>pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible.</p> <p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
<p>Values and constraints criteria</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>Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) where on developable lots only</p> <p>Note - The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO36</p> <p>Lots are designed to:</p> <ol style="list-style-type: none"> minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; limit the possible spread paths of bushfire within the reconfiguring; achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event. 	<p>E36</p> <p>Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located:</p> <ol style="list-style-type: none"> within an appropriate development footprint; within the lowest hazard locations on a lot; to achieve minimum separation from any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level (BAL) of more than 29 (as identified under AS3959-2009), whichever is the greater; to achieve a minimum separation from any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level (BAL) of more than 29 (as identified under AS3959-2009), whichever is the greater; away from ridgelines and hilltops; on land with a slope of less than 15%; away from north to west facing slopes.
<p>PO37</p>	<p>E37</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>Lots provide adequate water supply and infrastructure to support fire-fighting.</p>	<p>For water supply purposes, reconfiguring a lot ensures that:</p> <ul style="list-style-type: none"> a. lots have access to a reticulated water supply provided by a distributor-retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10,000 litres and located within a development footprint.
<p>PO38</p> <p>Lots are designed to :</p> <ul style="list-style-type: none"> a. promote safe site access by avoiding potential entrapment situations; b. promote accessibility and manoeuvring for fire fighting during bushfire. 	<p>E38</p> <p>Reconfiguring a lot ensures a new lot is provided with:</p> <ul style="list-style-type: none"> a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
<p>PO39</p> <p>Lots ensure the road layout and design supports:</p> <ul style="list-style-type: none"> a. safe and efficient emergency services access to sites; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation. 	<p>E39</p> <p>Reconfiguring a lot provides a road layout which:</p> <ul style="list-style-type: none"> a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: <ul style="list-style-type: none"> i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: <ul style="list-style-type: none"> i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%;

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
	<ul style="list-style-type: none"> iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. <ul style="list-style-type: none"> c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
<p>High voltage electricity line buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO40</p> <p>Lots provide a development footprint outside of the buffer.</p>	<p>No example provided.</p>
<p>PO41</p> <p>The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply.</p>	<p>E41</p> <p>No new lots are created in the buffer area.</p>
<p>PO42</p> <p>The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.</p>	<p>E42</p> <p>No new lots are created in the buffer area.</p>
<p>PO43</p> <p>Boundary realignments:</p> <ul style="list-style-type: none"> i. do not result in the creation of additional building development within the buffer; ii. result in the reduction of building development opportunities within the buffer. 	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO44</p> <p>Development:</p> <ol style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. 	<p>No example provided.</p>
<p>PO45</p> <p>Development:</p> <ol style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..</p>	<p>E45</p> <p>Development ensures that any buildings are not located in an Overland flow path area.</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 property.</p>
<p>PO46</p> <p>Development does not:</p> <ol style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. <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>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>No example provided.</p>

7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>PO47</p> <p>Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.</p>	<p>E47</p> <p>Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.</p>
<p>PO48</p> <p>Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained.</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E48.1</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"> a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. <p>E48.2</p> <p>Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.</p>
<p>PO49</p> <p>Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO50</p> <p>Development for a Park⁽⁵⁷⁾ 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"> a. public benefit and enjoyment is maximised; 	<p>E50</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated Design.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<ul style="list-style-type: none"> b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised. 	

7 Local plans

7.2.3.7.4 Green network precinct

7.2.3.7.4.1 Application - Reconfiguring a lot code - Green network precinct

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Caboolture West local plan - Green network precinct, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 7.2.3.7 - Reconfiguring a lot code and the following additional Caboolture West local plan - Green network precinct specific overall outcomes:
 - a. Reconfiguring a lot is in accordance with any relevant Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan and Figure 7.2.3.4 - Green network and open space.
 - b. Reconfiguring a lot is of a size and design to achieve the intent and purpose of the Green network precinct.
 - c. Development is for the provision of infrastructure and services associated with urban development.
 - d. Reconfiguring a lot for park⁽⁵⁷⁾ and open space purpose is of sufficient size and dimensions to cater for the desired standard for service for park⁽⁵⁷⁾ and open space provision.
 - e. Reconfiguring a lot for park⁽⁵⁷⁾ and open space purpose is located within walking distance to residential lots, and is designed and constructed to a standard sufficient to service the social, cultural and recreational needs of the community.
 - f. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
 - iv. protecting native species and protecting and enhancing native species habitat;
 - v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
 - vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
 - viii. Ensuring effective and efficient disaster management response and recovery capabilities.
 - g. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:
 - i. responds to the risk presented by overland flow and minimises risk to personal safety;
 - ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
 - iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

7.2.3.7.4.2 Requirement for assessment

To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part J, Table 7.2.3.7.4.1. Where the development does not meet a requirement for accepted development (RAD) within Part J Table 7.2.3.7.4.1, the category of development changes to assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes
RAD1	PO
RAD2	PO
RAD3	PO
RAD4	PO
RAD5	PO
RAD6	PO

Part J - Requirements for accepted development - Reconfiguring a lot code - Green network precinct

Table 7.2.3.7.4.1 Requirements for accepted development - Reconfiguring a lot code - Green network precinct

Requirements for accepted development	
General requirements	
Boundary realignment for developable and developed lots	
RAD1	<p>Lots created by boundary realignment:</p> <ol style="list-style-type: none"> contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; have constructed road access; do not require additional infrastructure connections or modification to existing connections. do not result in the creation of any additional lots;
RAD2	<p>Boundary realignment does not result in existing land uses on-site becoming non-complying with planning scheme criteria.</p> <p>Note - Examples may include but are not limited to:</p> <ol style="list-style-type: none"> minimum lot size requirements; minimum or maximum required setbacks parking and access requirements; servicing and infrastructure requirements; dependant elements of an existing or approved land use being separately titled, including but not limited to: <ol style="list-style-type: none"> Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use.

7 Local plans

RAD3	For developed lots, resulting lots comply with the following minimum lot sizes and dimensions.			
	Precinct	Area	Frontage	Depth
	Urban living precinct	-	7.5m	25m
	Town centre precinct	1000m ²	40m	-
	Enterprise and employment precinct	1000m ²	40m	-
	Green network precinct	-	-	-
	Rural living precinct	6000m ²	-	-
RAD4	For developable lots, resulting lots comply with the minimum lot size requirement of 20 hectares.			
RAD5	No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.			
RAD6	Boundary realignment does not result in the clearing of any Habitat trees.			

Part H - Criteria for assessable development - Reconfiguring a lot code - Green network precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part H, Table 7.2.3.7.4.2 as well as the purpose statement and overall outcomes of this code.

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

Table 7.2.3.7.4.2 Assessable development - Reconfiguring a lot code - Green network precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcome
Structure plan	
<p>PO1</p> <p>Development is in accordance with a relevant Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan, Figure 7.2.3.2 - Movement, major streets, and Figure 7.2.3.4 - Green network and open space with regards to:</p> <ol style="list-style-type: none"> the provision of infrastructure and services associated with reconfiguring a lot and land development; utilities; parks and open space; environmental and recreational facilities. 	No example provided.
Lot size and design	
PO2	E2

<p>Reconfiguring a lot provides a lot size and design which accounts for protecting, maintaining and enhancing the ecological, natural and biodiversity values inherent in the precinct.</p>	<p>Development is in accordance with a Neighbourhood development plan.</p>																							
<p>PO3</p> <p>Areas for recreation and open space purposes are provided in locations, and of a size and design standard to meet the recreational needs of the community in accordance with Figure 7.2.3.4 - Green network and open space.</p>	<p>E3</p> <p>Development is in accordance with a Neighbourhood development plan.</p>																							
<p>PO4</p> <p>Areas of recreation and open space are of a size and design standard to meet the needs of the expected users. Parks⁽⁵⁷⁾ are provided as follows:</p> <table border="1" data-bbox="129 837 783 1339"> <thead> <tr> <th>Open space type</th> <th>Minimum area</th> <th>Walking catchment</th> <th>Rate</th> </tr> </thead> <tbody> <tr> <td>Small local park⁽⁵⁷⁾ recreation</td> <td>0.3 ha - 0.5 ha</td> <td>150-300m</td> <td rowspan="2">0.5ha/1000 persons</td> </tr> <tr> <td>Local park⁽⁵⁷⁾ recreation</td> <td>0.5 ha - 1ha</td> <td>400m</td> </tr> <tr> <td>District park⁽⁵⁷⁾ recreation</td> <td>4 ha</td> <td>1.2km</td> <td>0.5 ha/1000 persons</td> </tr> <tr> <td>District civic park⁽⁵⁷⁾ (Town centre only)</td> <td>3000m²</td> <td>n/a</td> <td>n/a – only 1 needed in the Town centre</td> </tr> <tr> <td>Regional/District sports*</td> <td>4 parks add up to 80ha</td> <td>n/a</td> <td>4 parks @ 80ha each</td> </tr> </tbody> </table> <p>* Regional and district parks have been identified on the Figure 7.2.3.4 - Green network and open space.</p>	Open space type	Minimum area	Walking catchment	Rate	Small local park ⁽⁵⁷⁾ recreation	0.3 ha - 0.5 ha	150-300m	0.5ha/1000 persons	Local park ⁽⁵⁷⁾ recreation	0.5 ha - 1ha	400m	District park ⁽⁵⁷⁾ recreation	4 ha	1.2km	0.5 ha/1000 persons	District civic park ⁽⁵⁷⁾ (Town centre only)	3000m ²	n/a	n/a – only 1 needed in the Town centre	Regional/District sports*	4 parks add up to 80ha	n/a	4 parks @ 80ha each	<p>E4</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
Open space type	Minimum area	Walking catchment	Rate																					
Small local park ⁽⁵⁷⁾ recreation	0.3 ha - 0.5 ha	150-300m	0.5ha/1000 persons																					
Local park ⁽⁵⁷⁾ recreation	0.5 ha - 1ha	400m																						
District park ⁽⁵⁷⁾ recreation	4 ha	1.2km	0.5 ha/1000 persons																					
District civic park ⁽⁵⁷⁾ (Town centre only)	3000m ²	n/a	n/a – only 1 needed in the Town centre																					
Regional/District sports*	4 parks add up to 80ha	n/a	4 parks @ 80ha each																					
<p>PO5</p> <p>The safety and useability of areas for recreation and open space purposes are ensured through the careful design of the street network and lot locations which provide high levels of surveillance and access. The provision of parks will consider the following:</p> <p>a. local and district parks are bordered by streets and not lots wherever possible;</p>	<p>E5</p> <p>Development is in accordance with a Neighbourhood development plan.</p>																							

7 Local plans

<p>b. where lots do address local and district parks, fencing is provided along the park⁽⁵⁷⁾ boundary at a maximum height of 1m prior to the sealing of the plan of subdivision;</p> <p>c. the design of fencing and retaining features allows for safe and direct pedestrian access between the park⁽⁵⁷⁾ and private allotment through the use of private gates and limited retaining features along park⁽⁵⁷⁾ boundaries.</p>	
<p>Servicing</p>	
<p>PO6</p> <p>Each lot is provided with an appropriate level of service and infrastructure commensurate with the proposed use and the purpose and intent of the Green network precinct.</p>	<p>No example is provided</p>
<p>Vegetation clearing and environmental offsetting</p>	
<p>PO7</p> <p>No vegetation clearing is permitted except for:</p> <p>a. the provision of infrastructure and services associated with reconfiguring a lot and land development;</p> <p>b. utilities;</p> <p>c. parks and open space;</p> <p>d. environmental and recreational facilities.</p>	<p>No example provided.</p>
<p>Boundary realignment</p>	
<p>PO8</p> <p>Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.</p>	<p>No example provided.</p>
<p>PO9</p> <p>Boundary realignment does not result in:</p> <p>a. existing land uses on-site becoming non-complying with planning scheme criteria;</p> <p>b. lots being unserviced by infrastructure;</p> <p>c. lots not providing for own private servicing;</p> <p>d. lots of a size or dimension inconsistent with that identified for any precinct or sub-precinct;</p> <p>e. loss of habitat trees. Where habitat trees are to be cleared, replacement fauna nesting boxes are</p>	<p>No example provided.</p>

<p>provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed;</p> <p>f. adverse impacts on the quality and integrity of the biodiversity and ecological values inherent to a High Value Area identified in Overlay map - Environmental areas.</p>	
Reconfiguring a lot other than creating freehold lots	
<p>PO10</p> <p>Reconfiguring a lot which separates existing or approved buildings whether or not including land, or separates land by way of lease does not result in land uses becoming non-compliant or dependant elements of a use being separated by title.</p>	<p>No example provided.</p>
Volumetric subdivision	
<p>PO11</p> <p>The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming non-compliant.</p>	<p>No example provided.</p>
Reticulated supply	
<p>PO12</p> <p>Each lot is provided with an appropriate level of service and infrastructure, including water supply, stormwater management, sewerage disposal, stormwater drainage, electricity, telecommunications and gas (if available) in a manner that:</p> <ol style="list-style-type: none"> a. is efficient in delivery of service; b. is effective in delivery of service; c. is conveniently accessible in the event of maintenance or repair; d. minimises whole of life cycle costs for that infrastructure; e. minimises risk of potential adverse impacts on the natural and built environment; 	<p>E12</p> <p>Lots are provided with:</p> <ol style="list-style-type: none"> a. a connection to the reticulated water supply infrastructure network; b. a connection to the reticulated sewerage infrastructure network; c. a connection to the reticulated electricity infrastructure network; and d. where available, access to a high speed telecommunication network.

7 Local plans

<p>f. minimises risk of potential adverse impact on amenity and character values;</p> <p>g. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.</p>	
Stormwater location and design	
<p>PO13</p> <p>The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.</p>	<p>No example provided.</p>
<p>PO14</p> <p>Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>
<p>PO15</p> <p>Natural streams and riparian vegetation are retained and enhanced through revegetation.</p>	<p>No example provided.</p>
<p>PO16</p> <p>Development maintains and improves the environmental values of waterway ecosystems.</p>	<p>No example provided.</p>
Stormwater management system	
<p>PO17</p> <p>The major drainage system has the capacity to safely convey stormwater flows for the defined flood event.</p>	<p>E17</p> <p>The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event without allowing flows to encroach upon private lots.</p>
<p>PO18</p> <p>Overland flow paths (for any storm event) from roads and public open space areas do not pass through private lots.</p>	<p>E18</p> <p>Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
<p>PO19</p> <p>Development achieves the design objectives in Table A and B in Appendix 2 of the SPP.</p> <p>Note - To demonstrate achievement of this performance outcome, a stormwater quality management is prepared by a suitably qualified person in accordance with Planning scheme policy - Stormwater management.</p>	<p>No example provided.</p>

<p>PO20</p> <p>The stormwater management system is designed to:</p> <ol style="list-style-type: none"> a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas. 	<p>No example provided.</p>
<p>PO21</p> <p>Design and construction of the stormwater management system:</p> <ol style="list-style-type: none"> a. utilise methods and materials to minimise the whole of life-cycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. <p>Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO22</p> <p>Where connecting to or in association with a minor green corridor shown on a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan and Figure 7.2.3.4 Green network and open space, development will adopt bio-retention systems for stormwater treatment that recognises and promotes Council's Total Water Cycle Management policy and the efficient use of water resources.</p> <p>Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design</p>	

7 Local plans

Noise	
<p>PO23</p> <p>Noise attenuation structure (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. <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>E23</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. are not visible from an adjoining road or public area unless; <ol style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <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>
Values and constraints criteria	
<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>	
High voltage electricity line buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
<p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO24</p> <p>Lots provide a development footprint outside of the buffer.</p>	<p>No example provided.</p>
<p>PO25</p> <p>The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply.</p>	<p>E25</p> <p>No new lots are created in the buffer area.</p>
<p>PO26</p> <p>The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.</p>	<p>E26</p> <p>No new lots are created in the buffer area.</p>

<p>PO27</p> <p>Boundary realignments:</p> <ul style="list-style-type: none"> i. do not result in the creation of additional building development within the buffer; ii. result in the reduction of building development opportunities within the buffer. 	<p>No example provided.</p>
<p>Bulk water supply infrastructure buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO28</p> <p>Lots provide a development footprint outside of the buffer.</p>	<p>No example provided.</p>
<p>PO29</p> <p>The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply.</p>	<p>No example provided.</p>
<p>PO30</p> <p>The creation of lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.</p>	<p>No example provided.</p>
<p>PO31</p> <p>Boundary realignments:</p> <ul style="list-style-type: none"> i. do not result in the creation of additional building development within the buffer; ii. results in the reduction of building development opportunities within the buffer. 	<p>No example provided.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO32</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. 	<p>No example provided.</p>

7 Local plans

<p>PO33</p> <p>Development:</p> <ol style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..</p>	<p>E33</p> <p>Development ensures that any buildings are not located in an Overland flow path area.</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 property.</p>
<p>PO34</p> <p>Development does not:</p> <ol style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. <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>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>No example provided.</p>
<p>PO35</p> <p>Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.</p>	<p>E35</p> <p>Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.</p>
<p>PO36</p> <p>Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development</p>	<p>E36.1</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"> a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V.

<p>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>E36.2</p> <p>Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.</p>
<p>PO37</p> <p>Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO38</p> <p>Development for a Park⁽⁵⁷⁾ 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"> a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised. 	<p>E38</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated Design.</p>

7 Local plans

7.2.3.7.5 Rural living precinct

7.2.3.7.5.1 Application - Reconfiguring a lot code - Rural living precinct

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Caboolture West local plan - Rural living precinct, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 7.2.3.7 - Reconfiguring a lot code and the following additional Caboolture West local plan - Rural living precinct specific overall outcomes:
 - a. Reconfiguring a lot is undertaken for development purposes consistent with the development concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan.
 - b. Reconfiguring a lot does not result in lots smaller than 6000m², an average lot size of 8000m², except where subdivision of land is for the purpose of a Park⁽⁵⁷⁾ or Outdoor sport and recreation use⁽⁵⁵⁾.
 - c. Reconfiguring a lot retains a low density and open area character expected and anticipated in a rural living environment by avoiding the provision of undersized allotments.
 - d. Reconfiguring a lot retains a clear transition between more intensively urbanised areas of Caboolture west, and it's largely undeveloped rural hinterland by avoiding the provision of undersized allotments.
 - e. Reconfiguring a lot maintains and reinforces the distinction between urban areas and rural living areas by avoiding the provision of undersized allotments.
 - f. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
 - iv. protecting native species and protecting and enhancing native species habitat;
 - v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
 - vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
 - viii. Ensuring effective and efficient disaster management response and recovery capabilities.
 - g. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:
 - i. responds to the risk presented by overland flow and minimises risk to personal safety;
 - ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
 - iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
 - h. Reconfiguring a lot achieves the intent and purpose of the Rural living precinct outcomes as identified in section 7.2.3.5.2 above.

7.2.3.7.5.2 Requirement for assessment

To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part I, Table 7.2.3.7.5.1. Where the development does not meet a requirement for accepted development (RAD) within Part I Table 7.2.3.7.5.1, the category of development changes to assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes
RAD1	PO11
RAD2	PO11
RAD3	PO11
RAD4	PO11
RAD5	PO11

Part I - Requirements for accepted development - Reconfiguring a lot code - Rural living precinct

Table 7.2.3.7.5.1 Requirements for accepted development - Reconfiguring a lot code - Rural living precinct

Requirements for accepted development	
General requirements	
Boundary realignment	
RAD1	<p>Lots created by boundary realignment:</p> <ol style="list-style-type: none"> a. contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; b. have constructed road access; c. do not require additional infrastructure connections or modification to existing connections. d. do not result in the creation of any additional lots;
RAD2	<p>Boundary realignment does not result in existing land uses on-site becoming non-complying with planning scheme criteria.</p> <p>Note - Examples may include but are not limited to:</p> <ol style="list-style-type: none"> a. minimum lot size requirements; b. minimum or maximum required setbacks c. parking and access requirements; d. servicing and infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: <ol style="list-style-type: none"> i. Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use.

7 Local plans

RAD3	Resulting lots comply with the following minimum lot size requirement:			
	Precinct	Area	Frontage	Depth
	Enterprise and employment precinct	1000m ²	40m	-
	Green network precinct	-	-	-
	Rural living precinct	6000m ²	-	-
RAD4	No new boundaries are located within 4m of High Value Areas as identified in Overlay map - Environmental areas.			
RAD5	Boundary realignment does not result in the clearing of any Habitat trees.			

Part J - Criteria for assessment development - Reconfiguring a lot code - Rural living precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part J, Table 7.2.3.7.5.2 as well as the purpose statement and overall outcomes of this code.

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

Table 7.2.3.7.5.2 Assessable development - Reconfiguring a lot code - Rural living precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Structure plan	
<p>PO1</p> <p>Development is in accordance with Figure 7.2.3.1 - Caboolture West structure plan with regards to:</p> <ol style="list-style-type: none"> the provision of infrastructure and services associated with reconfiguring a lot and land development; utilities; parks and open space; the recognition and provision of minor green corridors. 	No example provided.
Lot size and design	
<p>PO2</p> <p>Lot size and design maintains the low density, open space character associated with a rural living environment by achieving a minimum lot size of 6000m² and an average lot size of 8000m², except where subdivision of land is for the purpose of a Park⁽⁵⁷⁾ or Outdoor sport and recreation use⁽⁵⁵⁾, Utility installation⁽⁸⁶⁾ or Telecommunication facility⁽⁸¹⁾ where no minimum lot size applies.</p>	No example provided.

<p>PO3</p> <p>Lot size and design complies with the minimum lot size and dimensions specified in PO2 above and accommodates the following:</p> <ul style="list-style-type: none"> a. dwelling house⁽²²⁾ and associated structures; b. vehicle access, parking and manoeuvring; c. private open space and landscaping; d. any required on-site services such as on-site effluent disposal areas, stormwater retention areas; and e. any necessary buffering from constrained areas and essential infrastructure. 	<p>No example provided.</p>
<p>PO4</p> <p>Lot layout and street layout minimises the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape and adjoining lots.</p>	<p>E4.1</p> <p>Development ensures that any cutting, filling, retaining walls and earthworks have maximum vertical dimensions of 1m either as a single element or a step in a terrace or series of terraces.</p>
	<p>E4.2</p> <p>Street alignment follows ridges or gullies or run perpendicular to slope.</p>
<p>PO5</p> <p>Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.</p>	<p>E5</p> <p>The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge</p>
Street design and layout	
<p>PO6</p> <p>Street layouts provide an efficient and legible movement network with high levels of connectivity within and external to the site by:</p> <ul style="list-style-type: none"> a. facilitating increased activity transport through a focus on safety and amenity for pedestrians and cyclist; b. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.</p>	<p>E6</p> <p>Development is in accordance with Figure 7.2.3.2 - Movement, major streets , Figure 7.2.3.3 - Movement, walking and cycling.</p>

7 Local plans

<p>PO7</p> <p>Streets are designed and constructed to cater for:</p> <ol style="list-style-type: none"> a. safe and convenient pedestrian and cycle movement; b. adequate on street parking; c. expected traffic speeds and volumes; d. utilities and stormwater drainage; e. bio-retention drainage systems in identified minor green corridors; f. lot access, sight lines and public safety; g. emergency access and waste collection; h. landscaping and street furniture. <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.</p>	<p>E7</p> <p>Development is in accordance with Figure 7.2.3.2 - Movement, major streets, Figure 7.2.3.3 - Movement, walking and cycling.</p>
<p>PO8</p> <p>Intersections are designed and constructed to provide for the safe and efficient movement of pedestrians, cyclists, public transport and private vehicles.</p>	<p>E8</p> <p>Development is in accordance with Figure 7.2.3.2 - Movement, major streets, Figure 7.2.3.3 - Movement, walking and cycling</p>
<p>PO9</p> <p>Cul-de-sacs or dead end streets are not proposed unless:</p> <ol style="list-style-type: none"> a. topography or other physical barriers exist to the continuance of street network; b. connection to an existing road is not permitted; c. there is no appropriate alternative solutions, d. the cul-des-sac or dead end street will facilitate future connections to adjoining land or development. 	<p>No example provided.</p>
<p>Reticulated supply</p>	
<p>PO10</p> <p>Each lot is provided with an appropriate level of service and infrastructure commensurate with the Rural residential zone. All services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity, gas and telecommunications, are provided in a manner that:</p>	<p>E10</p> <p>New lots are provided with:</p> <ol style="list-style-type: none"> a. a water supply being either:

<ul style="list-style-type: none"> a. is efficient in delivery of service; b. is effective in delivery of service; c. is conveniently accessible in the event of maintenance or repair; d. minimises whole of life cycle costs for that infrastructure provided; e. minimises risk of potential adverse impacts on natural and physical environment; f. minimises risk of potential adverse impact on amenity and character values; and g. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources. <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.</p>	<ul style="list-style-type: none"> i. connected to a reticulated water supply infrastructure network; or ii. potable water from an on-site water storage supply. <ul style="list-style-type: none"> b. a sewage disposal system being either: <ul style="list-style-type: none"> i. connected to a reticulated sewerage infrastructure network; or ii. an on-site effluent treatment and disposal system. c. an electricity supply being either: <ul style="list-style-type: none"> i. connected to a reticulated electricity infrastructure network; or ii. separate electricity generation capacity. d. access to a high speed telecommunication network, where available.
Boundary realignment	
<p>PO11</p> <p>Boundary realignment:</p> <ul style="list-style-type: none"> a. does not result in the creation, or in the potential creation of, additional lots; b. does not result in lots of a size or dimension inconsistent with that identified for any precinct or sub-precinct. c. is an improvement on the existing land use situation; d. do not result in existing land uses on-site becoming non-compliant with planning scheme criteria; e. results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct; f. infrastructure and services are wholly contained within the lot they serve; g. ensures the uninterrupted continuation of lots providing for their own private servicing; h. do not result in the loss of habitat trees. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not 	<p>No example provided.</p>

7 Local plans

<p>yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed;</p> <p>i. do not result in adverse impacts on the quality and integrity of the biodiversity and ecological values inherent to a High Value Area identified in Overlay map - Environmental areas .</p>	
<p>Community title and lease</p>	
<p>PO12</p> <p>Reconfiguring a lot which separates existing or approved buildings whether or not including land, or separates land by way of lease does not result in land uses becoming unlawful or dependant elements of a use being separated by title.</p> <p>Note - Examples may include but are not limited to:</p> <p>a. Where a commercial or industrial land use contains an ancillary office⁽⁵³⁾, the office⁽⁵³⁾ cannot be separately titled as it is considered part of the commercial or industrial use.</p> <p>b. Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use.</p>	<p>No example provided.</p>
<p>Volumetric subdivision</p>	
<p>PO13</p> <p>The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming non-complying with planning scheme criteria.</p> <p>Note - Examples may include but are not limited to where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use.</p>	<p>No example provided.</p>
<p>Stormwater location and design</p>	
<p>PO14</p> <p>The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.</p>	<p>No example provided.</p>
<p>PO15</p>	<p>No example provided.</p>

<p>Stormwater drainage pipes and structures through or within private land are protected by easements in favour of Council with sufficient area for practical access for maintenance.</p> <p>Note - To determine sufficient areas for easements refer to Planning scheme policy - Integrated design.</p>	
<p>PO16</p> <p>Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	No example provided.
<p>PO17</p> <p>Natural streams and riparian vegetation are retained and enhanced through revegetation.</p>	No example provided.
<p>PO18</p> <p>Areas constructed as detention basins are adaptable for passive recreation.</p>	No example provided.
<p>PO19</p> <p>Development maintains and improves the environmental values of waterway ecosystems within the Green network and minor green corridors.</p>	No example provided.
<p>PO20</p> <p>Constructed water bodies are not dedicated as public assets.</p>	No example provided.
Stormwater management system	
<p>PO21</p> <p>The major drainage system has the capacity to safely convey stormwater flows for the defined flood event.</p>	<p>E21</p> <p>The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event without allowing flows to encroach upon private lots.</p>
<p>PO22</p> <p>Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots.</p>	<p>E22</p> <p>Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
<p>PO23</p> <p>Development achieves the design objectives in Tables A and B in Appendix 2 of the SPP.</p>	No example provided.

7 Local plans

<p>Note - To demonstrate achievement of this performance outcome, a stormwater quality management is prepared by a suitably qualified person in accordance with Planning scheme policy - Stormwater management.</p>	
<p>PO24</p> <p>The stormwater management system is designed to:</p> <ol style="list-style-type: none"> a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas. <p>Note - To demonstrate achievement of this performance outcome, a stormwater quality management is prepared by a suitably qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council.</p>	<p>No example provided.</p>
<p>PO25</p> <p>Design and construction of the stormwater management system:</p> <ol style="list-style-type: none"> a. utilise methods and materials to minimise the whole of life-cycle costs of the stormwater management system; b. are coordinated with civil and other landscaping works; c. achieves Councils Total Water Cycle Management policy and the efficient use of water resources. <p>Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>

<p>PO26</p> <p>Where associated with a minor green corridor (refer Figure 7.2.3.4 - Green network and open space), development will adopt bio-retention systems for stormwater treatment that recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.</p> <p>Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
Park and open space	
<p>PO27</p> <p>Areas for recreation and open space purposes are provided in locations, and of a size and design standard to meet the recreational needs of the community in accordance with Figure 7.2.3.4 - Green network and open space.</p>	<p>E27</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
<p>PO28</p> <p>The safety and useability of parks⁽⁵⁷⁾ is ensured through the careful design of the street network and lot locations which provide high levels of surveillance and access into the park⁽⁵⁷⁾ or open space area. The provision of parks will consider the following:</p> <ol style="list-style-type: none"> a. local and district parks⁽⁵⁷⁾ are bordered by streets and not lots wherever possible; b. where lots do addresses local and district parks⁽⁵⁷⁾, fencing is provided along the park⁽⁵⁷⁾ boundary at a maximum height of 1m prior to the sealing of the plan of subdivision; c. the design of fencing and retaining features allows for safe and direct pedestrian access between the park⁽⁵⁷⁾ and private allotment through the use of private gates and limited retaining features along park⁽⁵⁷⁾ boundaries. 	<p>E28</p> <p>Development is in accordance with a Neighbourhood development plan.</p>
Clearing of native vegetation	
<p>PO29</p> <p>Reconfiguring a lot facilitates the retention of native vegetation by:</p> <ol style="list-style-type: none"> a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to 	<p>No example provided.</p>

7 Local plans

<p>be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</p> <ul style="list-style-type: none"> c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. 	
<p>PO30</p> <p>Compensatory planting is located in the Caboolture West local plan - Green network precinct.</p>	<p>No example provided.</p>
Noise	
<p>PO31</p> <p>Noise attenuation structure (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. <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>E31</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. are not visible from an adjoining road or public area unless; <ul style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <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>
Values and constraints criteria	
<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>	

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

Note - The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.

<p>PO32</p> <p>Lots are designed to:</p> <ul style="list-style-type: none"> a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event. 	<p>E32</p> <p>Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located:</p> <ul style="list-style-type: none"> a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation from any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level (BAL) of more than 29 (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation from any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level (BAL) of more than 29 (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
<p>PO33</p> <p>Lots provide adequate water supply and infrastructure to support fire-fighting.</p>	<p>E33</p> <p>For water supply purposes, reconfiguring a lot ensures that:</p> <ul style="list-style-type: none"> a. lots have access to a reticulated water supply provided by a distributor-retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10,000 litres and located within a development footprint.
<p>PO34</p> <p>Lots are designed to :</p> <ul style="list-style-type: none"> a. promote safe site access by avoiding potential entrapment situations; b. promote accessibility and manoeuvring for fire fighting during bushfire. 	<p>E34</p> <p>Reconfiguring a lot ensures a new lot is provided with:</p> <ul style="list-style-type: none"> a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
<p>PO35</p>	<p>E35</p>

7 Local plans

<p>Lots ensure the road layout and design supports:</p> <ul style="list-style-type: none"> a. safe and efficient emergency services access to sites; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation. 	<p>Reconfiguring a lot provides a road layout which:</p> <ul style="list-style-type: none"> a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: <ul style="list-style-type: none"> i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: <ul style="list-style-type: none"> i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
<p>High voltage electricity line buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO36</p>	<p>No example provided.</p>

Lots provide a development footprint outside of the buffer.	
<p>PO37</p> <p>The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply.</p>	<p>E37</p> <p>No new lots are created in the buffer area.</p>
<p>PO38</p> <p>The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.</p>	<p>E38</p> <p>No new lots are created in the buffer area.</p>
<p>PO39</p> <p>Boundary realignments:</p> <ul style="list-style-type: none"> i. do not result in the creation of additional building development within the buffer; ii. result in the reduction of building development opportunities within the buffer. 	<p>No example provided.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</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>PO40</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. 	<p>No example provided.</p>
<p>PO41</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..</p>	<p>E41</p> <p>Development ensures that any buildings are not located in an Overland flow path area.</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 property.</p>

7 Local plans

<p>PO42</p> <p>Development does not:</p> <ol style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. <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>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>No example provided.</p>
<p>PO43</p> <p>Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.</p>	<p>E43</p> <p>Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.</p>
<p>PO44</p> <p>Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained.</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E44.1</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"> a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. <p>E44.2</p> <p>Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.</p>
<p>PO45</p> <p>Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; 	<p>No example provided</p>

<p>b. an overland flow path where it crosses more than one property; and</p> <p>c. inter-allotment drainage infrastructure.</p> <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>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO46</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <p>a. public benefit and enjoyment is maximised;</p> <p>b. impacts on the asset life and integrity of park structures is minimised;</p> <p>c. maintenance and replacement costs are minimised.</p>	<p>E46</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated Design.</p>